

A. ADMINISTRATIVE REPORT & DECISION

DECISION:	<input type="checkbox"/> APPROVED	<input checked="" type="checkbox"/> APPROVED SUBJECT TO CONDITIONS	<input type="checkbox"/> DENIED
REPORT DATE:	November 8, 2016		
Project Name:	Dylan Short Plat		
Owner/Applicant:	Kenneth E. Neault, P.O. Box 2230, Issaquah, WA 98027		
Contact:	Jae Kim, Encompass Engineering & Surveying, Inc., 165 NE Juniper St., Ste. 201 Issaquah, WA 98027		
File Number:	LUA16-000754, SHPL-A		
Project Manager:	Clark H. Close, Senior Planner		
Project Summary:	<p>The applicant is requesting approval of a 2-lot short plat. The site is 22,912 square feet (0.53 acres) and is located at 1909 Jones Ave NE (APN 3344500120) and would be for the future development of one new single family home. The property is in the Residential-4 (R-4) zoning district. The proposed residential lots are approximately 9,993 SF and 10,732 SF in area with an average lot size of 10,363 SF. The residential density is 4.2 dwelling units per net acre. Access is proposed from a shared driveway tract from Jones Ave NE along the north property line. A second driveway approach is proposed to be retained to the existing single family home. The native soils consist primarily of silty sand with gravel consistent with glacial till (QvT). The existing single family home located on the property would be retained. A building construction permit would be required to remove a small portion of the north end of the home to accommodate the ingress/egress tract to the rear lot. The applicant has proposed to retain the lone significant trees onsite.</p>		
Project Location:	1909 Jones Ave NE, Renton, WA 98056 (APN 334450-0120)		
Site Area:	22,912 square feet (0.53 acres)		



Project Location Map

B. EXHIBITS:

- Exhibit 1: Staff Report
- Exhibit 2: Short Plat Plan (Sheets 1 & 2)
- Exhibit 3: Neighborhood Detail Map
- Exhibit 4: Existing Condition Plan (C1.0)
- Exhibit 5: Boundary / Topographic Survey (C2.0)
- Exhibit 6: Preliminary Grading Plan / Utility / Drainage Plan (C3.0)
- Exhibit 7: Preliminary Landscape Plan (L1.0)
- Exhibit 8: Preliminary Geotechnical Report prepared by Ages Engineering, LLC (dated July 6, 2016)
- Exhibit 9: Preliminary Technical Information Report prepared by Encompass Engineering & Surveying, Inc. (dated September 2, 2016)
- Exhibit 10: Construction Mitigation Description
- Exhibit 11: Modifications of Residential Building Height Standards (CI-91)
- Exhibit 12: Applicant's Application for Reduced Fire lane Width
- Exhibit 13: WSDOT I-405 - Renton To Bellevue Project SR 169 to I-90, Part 2 Conceptual Design
- Exhibit 14: Cement Concrete Driveway Entrance – Modified Standard Detail 104.3
- Exhibit 15: Advisory Notes to Applicant

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Kenneth E. Neault, P.O. Box 2230, Issaquah, WA 98027
- 2. **Zoning Classification:** Residential-4 (R-4)
- 3. **Comprehensive Plan Land Use Designation:** Residential Low Density (RLD)
- 4. **Existing Site Use:** Single Family Residence
- 5. **Critical Areas:** Wellhead Protection Area Zone 2
- 6. **Neighborhood Characteristics:**
 - a. **North:** Single Family Residential, R-4
 - b. **West:** WSDOT I-405
 - c. **South:** Single Family Residential, R-4
 - d. **East:** Single Family Residential, R-4
- 7. **Site Area:** 0.53 acres

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Zirk Annexation	A-06-001	1818	03/17/1960

E. PUBLIC SERVICES:**1. Existing Utilities**

- a. Water: Water service is provided by the City of Renton.
- b. Sewer: Wastewater service is provided by the City of Renton.
- c. Surface/Storm Water: Runoff from the existing site includes one single family residence where no stormwater infrastructure currently exist onsite. Runoff from the eastern portion of the site generally flows south and southeast onto the neighboring property to the south and into Jones Ave NE where a stormwater conveyance system begins with a Type 1 Catch Basin located on the opposite side of the road from the development. Runoff from the western portion of the site sheet flows to the southwest corner of the property where it eventually falls off the steep embankment and into the I-405 drainage system.

2. **Streets**: The proposed development fronts Jones Ave NE to the east, which classified as a Residential Street with an existing right of way (ROW) width of 60 feet as measured using the King County Assessor's Map. There are no existing frontage improvements along the street frontage of Jones Ave NE. The project is bordered by I-405 to the west.

3. **Fire Protection**: Renton Regional Fire Authority.

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:**1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-060: Zoning Use Table – Uses Allowed in Zoning Designations
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-115: Residential Design and Open Space Standards

2. Chapter 4 City-Wide Property Development Standards**3. Chapter 6 Streets and Utility Standards**

- a. Section 4-6-060: Street Standards

4. Chapter 7 Subdivision Regulations

- a. Section 4-7-070: Detailed Procedures for Short Subdivision

5. Chapter 11 Definitions**G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

1. Land Use Element

H. FINDINGS OF FACT (FOF):

1. The Planning Division of the City of Renton accepted the above master application for review on September 26, 2016 and determined the application complete on September 28, 2016. The project complies with the 120-day review period.
2. The project site is located at 1909 Jones Ave NE, Renton, WA 98056 (APN 3344500120), between NE 20th St and NE 18th Pl (*Exhibits 3 and 4*).
3. The project site contains a 1,640 square foot single family home with a 900 square foot attached garage (*Exhibit 4*).

4. Access to the site would be provided from Jones Ave NE via a shared driveway tract and a separate curb cut for the existing home. No right-of-way dedication would be dedicated along Jones Ave NE (*Exhibits 2 and 12*).
5. The property is located within the Residential Low Density (RLD) Comprehensive Plan land use designation.
6. The site is located within the Residential-4 (R-4) zoning classification.
7. There is approximately one (1) significant tree located within the proposed development area that is proposed to be retained as part of the short plat (*Exhibit 7*).
8. There are high landslide hazards, regulated slopes and wellhead protection area zone 2 on the subject property.
9. The project is estimated to require about 100 cubic yards of cut and fill.
10. No public or agency comments were received.
11. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report (*Exhibit 15*).
12. **Comprehensive Plan Compliance:** The site is designated Residential Low Density (RLD) on the City's Comprehensive Plan Map. The purpose of the RLD designation is to provide transition to the rural area, and to provide for larger lot housing to allow for a range of lifestyles. The proposal is compliant with the following Comprehensive Plan land use policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Policy L-3: Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	Goal L-I: Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> • Development of new single-family neighborhoods on large tracts of land outside the City Center, • Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.

13. **Zoning Development Standard Compliance:** The site is classified Residential-4 (R-4) on the City's Zoning Map. The R-4 designation serves as a transition between rural designation zones and higher density residential zones. It is intended as an intermediate lower density residential zone. Larger lot subdivisions are preferred; however, "cluster development" is allowed on sites where open space amenities are created. Resulting development is intended to be superior in design and siting than that which would normally occur otherwise. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-4 Zone Develop Standards and Analysis																
✓	<p>Density: There is no minimum density required in the R-4 zone. The maximum density permitted is 4.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p>Calculations for minimum or maximum density which result in a fraction that is 0.50 or greater shall be rounded up to the nearest whole number. Those density calculations resulting in a fraction that is less than 0.50 shall be rounded down to the nearest whole number.</p> <p><i>Staff Comment: Based on a net density of 20,725 square feet (22,912 sf gross density – 2,187 sf private access easements), the proposal for 2 residential lots on the project site would result in a net density of 4.2 dwelling units per acre (2 lots / 0.48 acres = du/ac), which meets the minimum and maximum density requirements of the R-4 zone.</i></p>																
✓	<p>Lot Dimensions: The minimum lot size permitted in the R-4 zone is 9,000 sq. ft. A minimum lot width of 70 feet is required (80 feet for corner lots) and a minimum lot depth of 100 feet is required.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1-2.</p> <table><tr><th>Proposed Lot</th><th>Lot Size (sq. ft.)</th><th>Lot Width (feet)</th><th>Lot Depth (feet)</th></tr><tr><td>Lot 1</td><td>10,732</td><td>83.89</td><td>127.89</td></tr><tr><td>Lot 2</td><td>9,993</td><td>100.14</td><td>100</td></tr><tr><td>Tract A</td><td>2,187</td><td>N/A</td><td>N/A</td></tr></table> <p><i>Staff Comment: The proposed lots would comply with the minimum lot size, width, and depth requirements of the R-4 zone (Exhibit 2). Tract A is a joint use access and utility tract located along the north property line that measure 21 feet wide at Jones Ave NE and reduces down to 16.25 feet at the end of Lot 1.</i></p>	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Lot 1	10,732	83.89	127.89	Lot 2	9,993	100.14	100	Tract A	2,187	N/A	N/A
Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)														
Lot 1	10,732	83.89	127.89														
Lot 2	9,993	100.14	100														
Tract A	2,187	N/A	N/A														
Compliant if conditions of approval are met	<p>Setbacks: The required setbacks in the R-4 zone are as follows: front yard is 30 feet, side yard is combined 20 feet with not less than 7.5 feet on either side, side yard along the street 30 feet, and the rear yard is 25 feet.</p> <p><i>Staff Comment: The existing single family home on Lot 1 would continue to face the public street and is proposing to retain direct access to Jones Ave NE. The existing home is proposing to remove and remodel a portion of the existing house to allow for the shared driveway tract and still meet the combined 20 feet side yard setback. Therefore, staff recommends, as a condition of approval, that the applicant shall submit a building permit for review and approval by the City and received final occupancy for the portion of the existing residence on Lot 1 to be removed and remodeled in order to comply with Residential-4 (R-4) minimum side yard setbacks (combined 20 feet with not less than 7.5 feet on either side) of the zone from Tract A (shared driveway) prior to final plat approval (Exhibit 2).</i></p> <p><i>Lot 2 is proposed to be oriented to Jones Ave NE, so that the front yard would face to the east and the rear yard would face towards I-405. The future widening of I-405 is not anticipated to significantly impact the buildable portion of the proposed new lot. The Renton to Bellevue project was funded in the 2015 Connecting Washington transportation package. The project will add new capacity to create a two-lane express toll lane system between SR 167 in Renton and NE 6th St in Bellevue. The</i></p>																

	<p><i>September 2016 conceptual design indicates very limited, if any, right-of-way dedication required at 1909 Jones Ave NE (Exhibit 13).</i></p> <p><i>The new residential lot (Lot 2) appears to contain adequate area to accommodate all the required setback areas and provide a sufficient sized building pad. Compliance with building setback requirements for the residences proposed to be constructed on Lot 2 would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Building Standards: The R-4 zone has a maximum building coverage of 35% and a maximum impervious surface coverage of 50%. In the R-4 zone, a maximum building height of 3 stories with a wall plate height of 32 feet is permitted. Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height; common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface.</p> <p>The topmost surface of roofs pitched less than 4:12, and rooftop decks shall be below the maximum wall plate height unless such surfaces are stepped back one-and-a-half (1.5) horizontal feet from each minimum building setback line for each one vertical foot above the maximum wall plate height, in which case they may extend up to six (6) vertical feet above the maximum wall plate height. Railings located above the maximum wall plate height and not stepped back shall be at least fifty percent (50%) transparent (<i>Exhibit 11</i>).</p> <p>Wall plates supporting a roof with only one (1) sloping plane (e.g., shed roof) may exceed the stated maximum if the average of wall plate heights is equal or less than the maximum wall plate height allowed.</p> <p><u><i>Staff Comment:</i></u> <i>The site contains an existing single story home that was originally built in 1959. The home also contains a basement with an area of 560 sf. The existing single family home has a combined building footprint of approximately 3,075 square feet and a building coverage of 28.6 percent (3,075 sf / 5,947 sf = 28.6%) based on the proposed short plat configuration. Lot 1 also contains a 177 square foot of walkway and 1,255 sf of driveway at the front of the house. The impervious area for Lot 1 is approximately 42 percent (3,075 sf + 177 sf + 1,255 sf = 42%). The existing one-story single family structure complies with the building standards of the R-4 zone. The removal of approximately 10 feet will reduce the amount of building coverage and impervious surface on Lot 1. Building height, building coverage and impervious surface coverage for the new single family residences would be verified at the time of building permit review.</i></p>
Compliant if conditions of approval are met	<p>Landscaping: The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two (2) trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p><u><i>Staff Comment:</i></u> <i>A Conceptual Landscape Plan, prepared by Charles E. Burget (Exhibit</i></p>

	<p>7), was submitted with the short plat application materials. A partial 10-foot onsite landscape strip is proposed along the street frontage of Jones Ave NE. A Plant Schedule was included on the Landscape Plan, the following trees and plants are proposed within the onsite landscape strip and right-of-way planter strip: Yoshino Cherry, Otto Luyken Laurel, Mt. Vernon Laurel, Japanese Maple, Regal Prince Oak, Starlight Dogwood, Crimson King Maple, Sycamore Maple, Hogan Cedar, Akebono Cherry, and Sterling Silver Linden. Staff recommends, as a condition of approval, that the applicant submit a final detailed landscape plan that complies with RMC 4-8-120D.12 at the time of utility construction permit application to the current planning project manager for review and approval.</p> <p>The applicant would be required to record a note on the face of the plat that executes a shared maintenance agreement for equal ownership and maintenance responsibilities for improvements in Tract A. A draft version of a shared maintenance agreement shall be submitted for review and approval by the current planning project manager prior to short plat recording.</p> <p>If the applicant creates a home owners association for ownership and maintenance responsibilities for improvements in Tract A, then HOA documents shall be submitted for review and approval by the current planning project manager and the City Attorney prior to short plat recording.</p>
✓	<p>Tree Retention: The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non- native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F.1, Street Frontage Landscaping Required, or a combination.</p> <p><u>Staff Comment:</u> A Conceptual Landscaping Plan (Exhibit 7) was submitted with the project application materials. According to the Plan, a single 14" ornamental tree is proposed to be retained onsite. No other significant trees were located onsite. As a result, the applicant is proposing to retain 100 percent of the significant trees, thereby, meeting the minimum tree retention requirements of the R-4 zone.</p> <p>In addition, to complying with the minimum tree density requirements, the applicant is required to retain or plant two (2) significant trees, or gross equivalent caliper inches, per 5,000 square feet of lot area. Based on the lot areas proposed, the applicant would be required to plant three (3) additional trees on Lot 1 in order to meet minimum tree density requirements and four (4) trees on Lot 2. The conceptual</p>

	<i>Landscape Plan demonstrates compliance with minimum tree density and tree retention requirements of the zone by providing more than four (4) new trees per lot. Onsite landscaping shall be installed prior to final occupancy for the individual homes, landscaping within the right-of-way shall be installed prior to short plat recording.</i>
Compliant if conditions of approval are met	<p>Parking: Parking regulations require that a minimum of two (2) parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><u>Staff Comment:</u> <i>The shared driveway has a slope less than 5 percent (5%). The shared driveway transitions into a future driveway on Lot 2. The slope of the future driveway on Lot 2 was identified as 12.58%, which exceeds eight percent (8%); therefore, the applicant would be required to provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence (Exhibit 6). Parking requirements and driveway grades for each of the new residences proposed would be verified at the time of building permit review. The shared driveway cut for Tract A is located a minimum of 5 feet from the north property line. The applicant is proposing to retain the existing driveway approach on Lot 1, which is located approximately 14 feet north of the south property line. The proposed single family driveway measures 16 feet wide at the property line. As a condition of approval, staff is recommending a reduction to the single family driveway measurement of 16 feet to 9 feet wide at the property line. See FOF 16 Compliance with Subdivision Regulations: Access for analysis.</i></p>
Compliant if condition of approval is met	<p>Fences and Retaining Walls: In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Except in the front yard and side yard along a street setback where the fence shall not exceed forty eight inches (48") in height.</p> <p>There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.</p> <p><u>Staff Comment:</u> <i>No new fences are proposed and several existing rockery walls are proposed to be removed. A new 153 ft long retaining wall, shown on the site plan at the north property line, appears to be on the neighboring property. The new block wall has a maximum height of 48". All work proposed outside of the applicant's property requires a permanent drainage easement and a temporary construction easement prior to issuance of any permits. The retaining wall setback and grading shall be in accordance with RMC 4-4-040 and RMC 4-4-060. Therefore, staff recommends, as a condition of approval, that the applicant shall submit a permanent drainage easement and a temporary construction easement prior to construction permit issuance for all work proposed outside of the applicant's property.</i></p>

14. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-4 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the

building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

N/A	Lot Configuration: N/A
Compliance not yet demonstrated	<p>Garages: One of the following is required; the garage is:</p> <ol style="list-style-type: none"> 1. Recessed from the front of the house and/or front porch at least eight feet (8'), or 2. Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or 3. Alley accessed, or 4. Located so that the entry does not face a public and/or private street or an access easement, or 5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or 6. Detached. <p>The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').</p> <p><u>Staff Comment:</u> <i>Minor changes are proposed to the existing single family structure. Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Primary Entry: One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or 2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade. <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> <i>Minor changes are proposed to the existing single family structure. Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Façade Modulation: One of the following is required:</p> <ol style="list-style-type: none"> 1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on façades visible from the street, or 2. At least two feet (2') offset of second story from first story on one street facing façade. <p><u>Staff Comment:</u> <i>Minor changes are proposed to the existing single family structure. Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Windows and Doors: Windows and doors shall constitute twenty-five percent (25%) of all façades facing street frontage or public spaces.</p> <p><u>Staff Comment:</u> <i>Minor changes are proposed to the existing single family structure. Compliance for this standard would be verified at the time of building permit review.</i></p>
N/A	Scale, Bulk, and Character: N/A
Compliance not yet	<p>Roofs: One of the following is required for all development:</p> <ol style="list-style-type: none"> 1. Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form

demonstrated	<p>of the roof (dormers, etc., may have lesser pitch), or</p> <p>2. Shed roof.</p> <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p> <p><u>Staff Comment:</u> <i>Minor changes are proposed to the existing single family structure. Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Eaves: Both of the following are required:</p> <ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials. <p><u>Staff Comment:</u> <i>Minor changes are proposed to the existing single family structure. Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Architectural Detailing: If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. Three and one half inch (3 ½") minimum trim surrounds all windows and details all doors, or 2. A combination of shutters and three and one half inches (3 ½") minimum trim details all windows, and three and one half inches (3 ½") minimum trim details all doors. <p><u>Staff Comment:</u> <i>Minor changes are proposed to the existing single family structure. Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Materials and Color: For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or 2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24"). <p><u>Staff Comment:</u> <i>Minor changes are proposed to the existing single family structure. Compliance for this standard would be verified at the time of building permit review.</i></p>

15. **Critical Areas:** Project sites, which contain critical areas, are required to comply with the Critical Areas Regulations (RMC 4-3-050). Based on City of Renton Critical Areas Maps, the site is located within the wellhead protection area zone (Zone 2). All proposals for new facilities within any zone of an aquifer protection area must be reviewed for compliance with this RMC 4-3-050 prior to issuance of any development permits for uses in which hazardous materials are stored, handled, treated, used or produced or which increase the quantity of hazardous materials stored, handled, treated, used, or produced. All fill material regarding quality of fill and fill material source statement requirements,

within aquifer protection areas, are required per RMC 4-3-050G.8.i. A Geotechnical Engineering Report (*Exhibit 8*) was prepared by Ages Engineering, LLC and submitted with the short plat application. According to the submitted report, Low Landslide Hazard and Low Seismic Hazard are present onsite. Otherwise there are no critical areas identified on the project site. Protected Slopes and High Landslide Hazards can be found to the west of the site between I-405 and the western property line.

16. **Compliance with Subdivision Regulations:** RMC 4-7 provides review criteria for subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
<p>Compliant if conditions of approval are met</p>	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><i>Staff Comment:</i> Along the north property line, the applicant is proposing a 16.25 ft to 21 ft wide by 130.66 ft long (2,187 sf) shared driveway tract with a minimum of 16-foot wide paved driveway to served Lots 1 and 2 from Jones Ave NE. The existing single family home on Lot 1 would retain the existing looped driveway that connects the shared driveway tract, at the northeast corner of the property, to the existing driveway cut near the southeast corner of the lot (<i>Exhibit 5</i>). The proposed second driveway approach is acceptable due to the low volume of vehicular traffic along Jones Ave NE and to maintain the existing site access to the garage entrance of the existing single family residence on Lot 1. RMC 4-6-060J.1.a expressly provides as follows: When Permitted: Shared driveways may be allowed for access to four (4) or fewer residential lots, provided: a. At least one of the four (4) lots abuts a public right-of-way with at least fifty (50) linear feet of property. Where access must be provided from the shared driveway to each lot within the short plat, including the lot that abuts a public right-of-way, access to Jones Ave NE must be secondary to the primary shared driveway access. Furthermore, under RMC 4-6-060J.1.d When Permitted: The shared driveway would not adversely affect future circulation to neighboring properties. Therefore, in order to increase the importance of access to the shared driveway and improve circulation to the neighboring properties, staff recommends, as a condition of approval, that the applicant be limited to single loaded garage driveway cut, not to exceed nine feet (9') in width, at the property line along Jones Ave NE to serve the existing single family home on Lot 1. A final detailed site plan shall be submitted to and approved by the City of Renton Project Manager prior to construction permit approval.</p> <p>The project includes 100 feet of frontage along Jones Ave NE. The applicant is requesting a variance from the fire code to allow a 16-foot wide fully paved fire apparatus access roadway (<i>Exhibit 12</i>). The Renton Regional Fire Authority approved the proposed variance on September 13, 2016 to allow a fully paved 16-foot-wide roadway, provided the future home on Lot 2 is equipped with an approved residential fire sprinkler system. A note to this effect would be shown on the front page of the final short plat.</p> <p>The project would complete half-street frontage improvements along Jones Ave NE which includes, but is not limited to, a pavement width of 26 feet (13 feet from centerline), installation of 0.5 foot curb and gutter, 8 foot planting strip, 5 foot sidewalk. No right-of-way dedication would be required along Jones Ave NE in order to complete this street standard.</p>

	<i>Driveways shall be designed in accordance with Modified City Standard Plans 104.3 (RMC 4-4-080; Exhibit 14). A construction permit for frontage improvements would be required.</i>
N/A	Blocks: Blocks shall be deep enough to allow two tiers of lots. <i>Staff Comment:</i> No blocks are proposed.
✓	Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-4 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width. <i>Staff Comment:</i> As discussed above under FOF 13 all lots meet the minimum lot dimensional requirements in the R-4 zone. The proposed lots are rectangular in shape. The orientations of the lots have their front yards facing east towards Jones Ave NE. Access to the existing single family home would retain orientation and access to Jones Ave NE via the existing paved driveway. The building design of the new residence would be reviewed and approved at the time of building permit application.
Compliant if condition of approval is met	Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards. <i>Staff Comment:</i> The proposed project provides access to both Jones Ave NE (a Residential Access Street) and Tract A (shared driveway). To meet the City's complete street standards for residential access streets, the minimum right-of-way (ROW) width requirement is 53 feet. Jones Ave NE is 60 feet wide; therefore, no street right-of-way dedication is required to meet the residential access street standards. The City established standard street section for Jones Ave NE, which shall be installed by the developer as part of the proposed development, would allow a pavement width of 26 feet (13 feet from centerline), 8 foot planting strip, 5 foot sidewalk, and 0.5 foot curb and gutter. Payment of the transportation impact fee is applicable on the construction of the single family houses at the time of application for the building permit. The current rate of transportation impact fee is \$2,951.17 per new single family house. The project proposes the addition of one (1) new single family residence (1 new single family home plus 1 existing home to be retained). Traffic impact fees would be owed at the time of building permit issuance. Based on the City's current fee schedule, estimated traffic impact fees for the proposed development would be \$2,951.17. Fees are subject to change. The transportation impact fee that is current at the time of building permit application would be levied.
✓	Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses. <i>Staff Comment:</i> The proposed short plat is surrounded by existing detached single family residences to the east, north and south of the site. In addition, R-4 zoning is also located on Jones Ave NE between NE 16th St and NE 26th Pl (a distance of 0.62 miles). The proposal would be in harmony with the existing uses. The proposed lots are similar in size and shape to the existing surrounding development pattern in the area and would be consistent with the Comprehensive Plan and Zoning Code, which encourages residential infill development.

17. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
Compliant if condition of approval is met	<p>Police and Fire: Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. The Renton Fire Authority granted a variance from the fire code to allow a 16-foot wide fully paved fire apparatus access roadway with the condition that the future home on Lot 2 is equipped with an approved residential fire sprinkler systems (<i>Exhibit 15</i>). Current fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance. Fees are subject to change. The fire impact fee that is current at the time of building permit application would be levied.</p>
✓	<p>Schools: It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Kennydale Elementary School (0.5 miles from the subject site and within walk distance of school; no school bus transportation provided), McKnight Middle School (0.7 miles from the subject site and within walk distance of school; no school bus transportation provided), and Hazen High School (2.9 miles from the subject site; school bus transportation provided).</p> <p>RCW 58.17.110(2) provides that no subdivision be approved without making a written finding of adequate provision made for safe walking conditions for students who walk to and from school. While the elementary and middle schools are designated to be located within a close enough proximity of the subject site, future students to the high school would be transported to school via bus. According to the online Renton School District bus routes WebQuery, the bus stop is located at the intersection of NE 20th St and Aberdeen Ave NE or NE 16th St and Aberdeen Ave NE. A shoulder and intermittent 5-foot wide sidewalks exists along NE 20th St from Jones Ave NE to Aberdeen Ave NE to the High School Bus Stop (a higher ratio of sidewalks existing along NE 16th St between Jones Ave NE to Aberdeen Ave NE). Nearly a fully paved sidewalk exist on the east side of Jones Ave NE from the site to the elementary school (a short break across the property to the north does not have sidewalk, but a white strip and a 3 foot shoulder allow student travel outside of the travel lanes for a distance of approximately 130 ft). Wide shoulders and a patchwork of 5-foot wide sidewalks are located between the site and McKnight Middle School at 1200 Edmonds Ave NE. The safest route to the middle school is south along Jones Ave Ne to NE 16th St, east on NE 16th St to Edmonds Ave NE, south on Edmonds Ave NE to McKnight Middle School. The identified routes provide a safe walking route from the proposed subdivision to the bus stop or the respective schools. As part of the proposed project, sidewalks improvements would be constructed across the public street frontage of the development.</p> <p>A School Impact Fee would be collected on behalf of the Renton School District for the new residence at the time of building permit issuance. The current Renton School District fee for new single family dwelling is \$5,643.00 per unit.</p>
✓	<p>Parks: Although there would be no significant impacts to the City of Renton Park System anticipated from the proposed project, a Park Impact Fee is required of all new residential development. The current Park Impact Fee is \$1,887.94 per new residence and is payable at the time of building permit issuance. Fees are subject to change. The park impact fee that is current at the time of building permit application would be levied.</p>

<p>Compliant if condition of approval is met</p>	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><u>Staff Comment:</u> A Preliminary Technical Information Report, dated September 2, 2016, was prepared and submitted with the short plat application by Encompass Engineering & Surveying, Inc. (Exhibit 9). Based on the City of Renton's flow control map, the site falls within the Peak Rate Flow Control Standard area matching Existing Site Conditions and is within the Lake Washington Drainage Basin. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the 2010 City of Renton Amendments to the KCSWDM. It is anticipated that the 2016 KCSWDM would be adopted by the beginning of 2017. If a construction permit has not been submitted to the City prior to adoption of the 2016 KCSWDM the project would be subject to the requirements of the new manual.</p> <p>All core requirements and the six special requirements of the 2009 KCSWDM have been discussed in the Technical Information Report. The proposed project is exempt from providing flow control and water quality facilities in accordance with the following exemptions as outlined in the 2009 KCSWDM and the 2010 City Amendments to the Manual: a) Flow Control Exemption (Section 1.2.3) – the development creates less than a 0.1 cubic feet per second (cfs) increase in the 100 year peak rate flows as modeled using the KCRTS stormwater modeling; and b) Water Quality Exemption (Section 1.2.8) – the development creates less than 5,000 square feet of new or replaced pollution generating impervious surfaces (PGIS).</p> <p>The development is required to provide flow control Best Management Practices (BMPs) to help mitigate the new runoff created by this development. The submitted drainage plans identifies the use of basic dispersion as the proposed flow control BMPs for Lot 2. The final drainage plan and drainage report submitted with the utility construction permit shall account for the recommendations outlined in the geotechnical report submitted with regards to stormwater discharge on the site. The proposed preliminary drainage plans conflict with the recommendations noted in the geotechnical report with regards to point discharges over the slope to the west of the property and keeping surface water onsite. Therefore, staff recommends, as a condition of approval, project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Ages Engineering, LLC (dated July 6, 2016; Exhibit 8 of this report).</p> <p>In addition to a permanent drainage easement and a temporary construction easement required for the proposed retaining wall, the applicant would be required to provide drainage plans for the wall drain with the construction permit application. The lower soil grade (i.e., ground at the bottom of a retaining wall's exposed surface) and the upper soil grade (i.e., ground at the top a retaining wall) abutting a retaining wall shall be level for a horizontal distance (measured perpendicularly to the wall) equaling one foot (1') for every one foot (1') in height of the retaining wall.</p> <p>Per AASHTO 2011 Roadside Design Guide, the lateral offset from a curb is 1.5 feet. Since there is no curb present, a minimum 2-foot separation shall be provided between the retaining wall and the shared driveway. Therefore, as a condition of approval, that the applicant shall comply with the AASHTO 2011 Roadside Design Guide which includes a minimum 2-foot separation between the retaining wall and the fully paved 16-foot wide shared driveway. A final shared access driveway road profile and grading plan shall be submitted to and approved by the City of Renton Project Manager prior to utility construction permit approval.</p> <p>A Construction Stormwater General Permit from Department of Ecology would be</p>
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	<p><i>required if grading and clearing of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.</i></p> <p><i>A surface water development fee of \$1,485.00 per new single family residence would apply. The project proposes one (1) new residence. The estimated total fee is \$1,485.00. Fees are subject to change. This is subject to final design and payable at construction permit issuance.</i></p>
✓	<p>Water: Water service is provided by the City of Renton. The site is in the Highlands service area in the 435 hydraulic pressure zone. There is an existing 8-inch City water main located in Jones Ave NE (Water plan no. W-0094) that can deliver a maximum total flow capacity of 1,800 gallons per minute (gpm). The approximate static water pressure is 69 psi at the elevation of 274 feet. The site is located within Zone 2 of an Aquifer Protection Area.</p> <p>The project proposes one 1-inch water service line and meter to Lot 2, while maintaining the existing ¾ inch meter to Lot 1 (<i>Exhibit 6</i>). The new water meter for Lot 2 shall be placed within the public right-of-way. Preference is to place the water meter within the planter strip.</p> <p>The development is subject to applicable water system development charges and meter installation fees based on the size of the water meters. 2016 water system development charges for each proposed 1-inch domestic water service is \$3,245.00 per meter. This is payable at construction permit issuance. Water service installation charges for each proposed 1-inch water service is \$2,850.00 per meter. This is payable at construction permit issuance.</p> <p>The 2016 drop-in meter fee is \$460.00 per meter. This fee is payable at issuance of the building permit.</p>
✓	<p>Sanitary Sewer: Wastewater service is provided by the City of Renton. There is an existing 8-inch concrete gravity wastewater main located in Jones Ave NE (see City plan no. S-0144).</p> <p>The project proposes one new 6-inch side sewer with 1-inch meter connection to Lot 2 while maintaining the existing side sewer and meter to Lot 1. The calculated invert elevation for the existing sanitary sewer main at the connection point to the lot appears to be above the grade of the roadway. Applicant shall verify the invert elevation of the sanitary sewer main and provide details on how sewer service will be provided to Lot 2 as it does not appear that gravity sewer service can be achieved based on the site topography.</p> <p>A grinder pump may be permitted if a gravity connection is not possible. The installation a new 6-inch stub from the main to just outside of the ROW and enough of the 1 to 1.5-inch force main to get out of the paved shared driveway is required as part of the construction permit. The actual grinder pump and remaining force main are covered as part of the side sewer permit issued with the building permit.</p> <p>The development is subject to applicable wastewater system development charges based on the size of the new domestic water to serve the project. The 2016 SDC fee for a 1-inch meter is \$2,242.00 per meter. These charges are payable at the time of construction permit issuance.</p>

I. CONCLUSIONS:

1. The subject site is located in the Residential Low Density (RLD) Comprehensive Plan designation and complies with the goals and policies established with this designation if all conditions of approval are met, see FOF 5 and 12.
2. The subject site is located in the Residential-4 (R-4) zoning designation and complies with the zoning and development standards established within this designation provided the applicant complies with City Code and conditions of approval, see FOF 6 and 13.
3. The proposed short plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 14.
4. The subject site is located within the wellhead protection area zone (Zone 2). No other Critical Areas are located on the project site, see FOF 15.
5. The proposed short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 16.
6. The proposed short plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 16.
7. There are safe walking routes to the schools and school bus stops, see FOF 17.
8. There are adequate public services and facilities to accommodate the proposed short plat, see FOF 17.

J. DECISION:

The Dylan Short Plat, File No. LUA16-000754, SHPL-A, as depicted in Exhibit 2, is approved and is subject to the following conditions:

1. The applicant shall submit a building permit for review and approval by the City and received final occupancy for the portion of the existing residence on Lot 1 to be removed and remodeled in order to comply with Residential-4 (R-4) minimum side yard setbacks (combined 20 feet with not less than 7.5 feet on either side) of the zone from Tract A (shared driveway) prior to final plat approval.
2. The applicant shall submit a detailed landscape plan that complies with RMC 4-8-120D.12 at the time of utility construction permit application to the current planning project manager for review and approval. Landscaping within the right-of-way and landscaping within the 10-foot wide landscape strip on Lot 1 shall be installed prior to short plat recording. Onsite landscaping for Lot 2 shall be installed prior to final occupancy for the single family building permit.
3. The applicant shall submit a permanent drainage easement and a temporary construction easement prior to construction permit issuance for all work proposed outside of the applicant's property.
4. The applicant shall be limited to single loaded garage driveway cut, not to exceed nine feet (9') in width, at the property line along Jones Ave NE to serve the existing single family home on Lot 1. A plat note to this effect shall be added to the face of the final short plat. A final detailed site plan shall be submitted to and approved by the City of Renton Project Manager prior to construction permit approval.
5. The applicant shall comply with the recommendations included in the Geotechnical Engineering Study prepared by Ages Engineering, LLC (dated July 6, 2016), or an updated report at a later date.
6. The applicant shall comply with the AASHTO 2011 Roadside Design Guide which includes a minimum 2-foot separation between the retaining wall and the fully paved 16-foot wide shared driveway. A final shared access driveway road profile and grading plan shall be submitted to and approved by the City of Renton Project Manager prior to utility construction permit approval.

November 8, 2016

Page 17 of 17

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



Jennifer Henning, Planning Director

11/8/2016
Date

TRANSMITTED this 8th day of November, 2016 to the Owner/Applicant/Contact:

Owner/Applicant:
Kenneth E. Neault,
P.O. Box 2230
Issaquah, WA 98027

Contact:
Jae Kim
Encompass Engineering & Surveying, Inc.,
165 NE Juniper St., Ste. 201
Issaquah, WA 98027

TRANSMITTED this 8th day of November, 2016 to the Parties of Record:

Leif Anderson
20822 Damson Rd
Lynnwood, WA 98036

TRANSMITTED this 8th day of November, 2016 to the following:

C.E. "Chip" Vincent, CED Administrator
Brienne Bannwarth, Development Engineering Manager
Lillian Watson, Development Services
Vanessa Dolbee, Current Planning Manager
Ann Fowler, Plan Review
Fire Marshal

K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on November 22, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.



CITY OF RENTON
SHORT PLAT

LUA-....., SHPL-A

OWNERS DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A LOT LINE ADJUSTMENT PURSUANT TO CHAPTER 56.17 R.C.W. AND DECLARE THIS MAP TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID LOT LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS. IN WITNESS WHEREOF WE HAVE SET OUR HANDS. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES, AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

KENNETH E. NAULT

STATE OF _____)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
KENNETH E. NAULT

SIGNED THIS DEDICATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME OF _____
NOTARY PUBLIC
TITLE _____
MY APPOINTMENT EXPIRES _____

APPROVALS:
CITY OF RENTON

Examined and approved this _____ day of _____, 20____

Administrator, Department of Public Works

KING COUNTY
DEPARTMENT OF ASSESSMENTS

Examined and approved this _____ day of _____, 20____

Assessor

Deputy Assessor

Account Number 334450-0120

RECORDING NO.

VOL./PAGE

SCALE: 1 INCH = 20 FT. 0 10' 20' 40'

PORTION OF
NE 1/4 OF SW 1/4 OF SECTION 5, T. 23 N., R. 5 E., W.M.

LEGAL DESCRIPTION

THE SOUTH 100 FEET, AS MEASURED ALONG THE EAST LINE OF THAT PORTION OF TRACT 325, C. D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN DIVISION NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 83, KING COUNTY, WASHINGTON, LYING EAST OF STATE HIGHWAY 2-A.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

DATUM

NAVD 88

BENCHMARK

CITY OF RENTON SURVEY CONTROL 1839
FOUND 1/8" COPPER PIN ON CONCRETE POST MONUMENT DOWN 0.4' IN MONUMENT CASE AT THE CONSTRUCTED INTERSECTION OF N.E 20TH STREET AND JONES AVENUE N.E.
ELEVATION = 85.090 METERS = 279.166'

INSTRUMENTATION

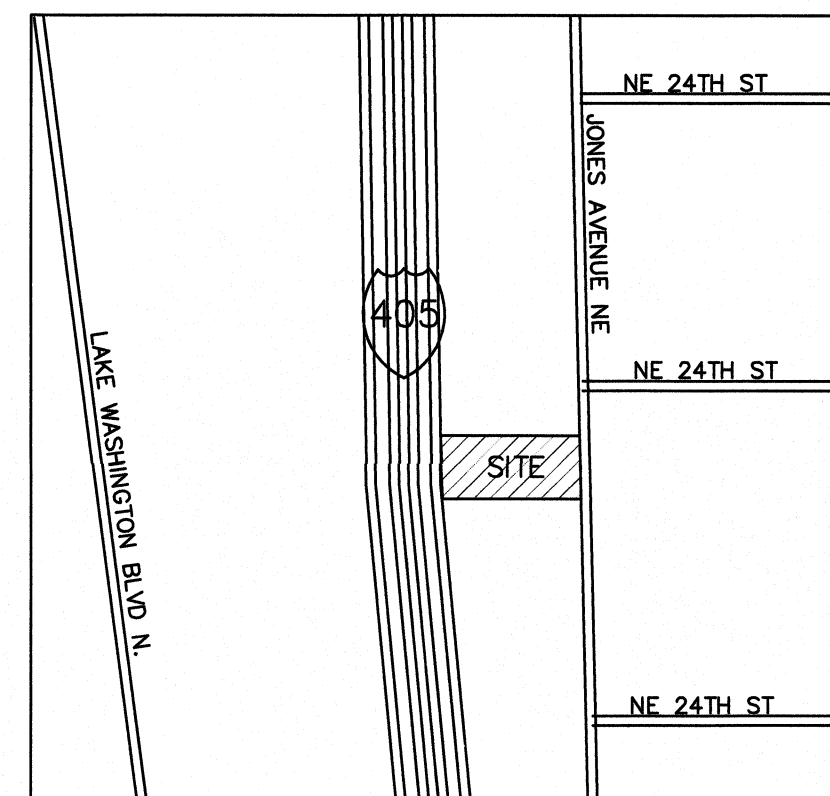
INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDNACE WITH WAC 332-130-090.

CHICAGO TITLE INSURANCE COMPANY
GUARANTEE/CERTIFICATE NO. 70056336
DATED: AUGUST 23, 2016

SCHEDULE B

- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 9602159004.
- RELINQUISHMENT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DEED GRANTED TO THE STATE OF WASHINGTON, RECORDED JANUARY 27, 1956 UNDER RECORDING NUMBER 46548625.



VICINITY MAP
N.T.S.

RECORDER'S CERTIFICATE

filed for record this.....day of.....,20.....at.....M
in book.....of.....at page.....at the request of
STEVEN D. McCASKEY

Mgr.

Supt. of Records

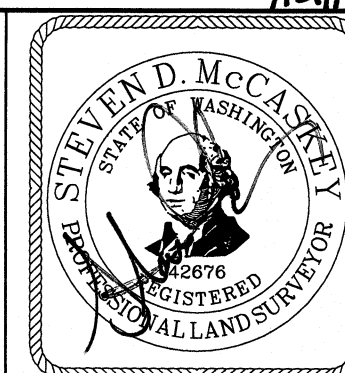
LAND SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Ken Neault in August, 2016.

Certificate No. 42676

PRELIMINARY
DYLAN
SHORT PLAT

Exhibit
2



Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

DWN. BY JEF DATE 09/14/16 JOB NO. 16576
CHKD. BY SDM SCALE N/A SHEET 1 OF 2



CITY OF RENTON
SHORT PLAT
LUA-....., SHPL-A

TAX PARCEL: 334450-0120
SITE ADDRESS: 1909 JONES AVE. NE
SITE AREA: 22,912 S.F. = 0.53 ACRES
OWNER: RESIDENTIAL (R4)
TOTAL PROPOSED LOTS 2
PARCELS NET AREA 20,725 SQ. FT.
0.48 ACRES
PROPOSED NET DENSITY 4.2 DU/ACRE
MAX. ALLOWABLE DENSITY 4.0 DU/ACRE
PROPOSED PUBLIC STREET DEDICATION 0.0 SQ. FT.
PROPOSED LOT AREAS (GROSS)
LOT 1 10,732 SQ. FT.
LOT 2 9,993 SQ. FT.
TRACT "A" SHARED DRIVEWAY 2,187 SQ. FT.

CITY OF RENTON
SURVEY CONTROL 266
1/8" COPPER PIN ON 5"
DIAMETER CONC. MON IN
CASE LOCATED AT THE
INTERSECTION OF N.E.
28TH ST. AND JONES
AVENUE N.E.
(VISITED 6/2016)

RECORDING NO.

VOL./PAGE

SCALE: 1 INCH = 20 FT. 0 10' 20' 40'

PORTION OF
NE 1/4 OF SW 1/4 OF SECTION 5, T. 23 N., R. 5 E., W.M.

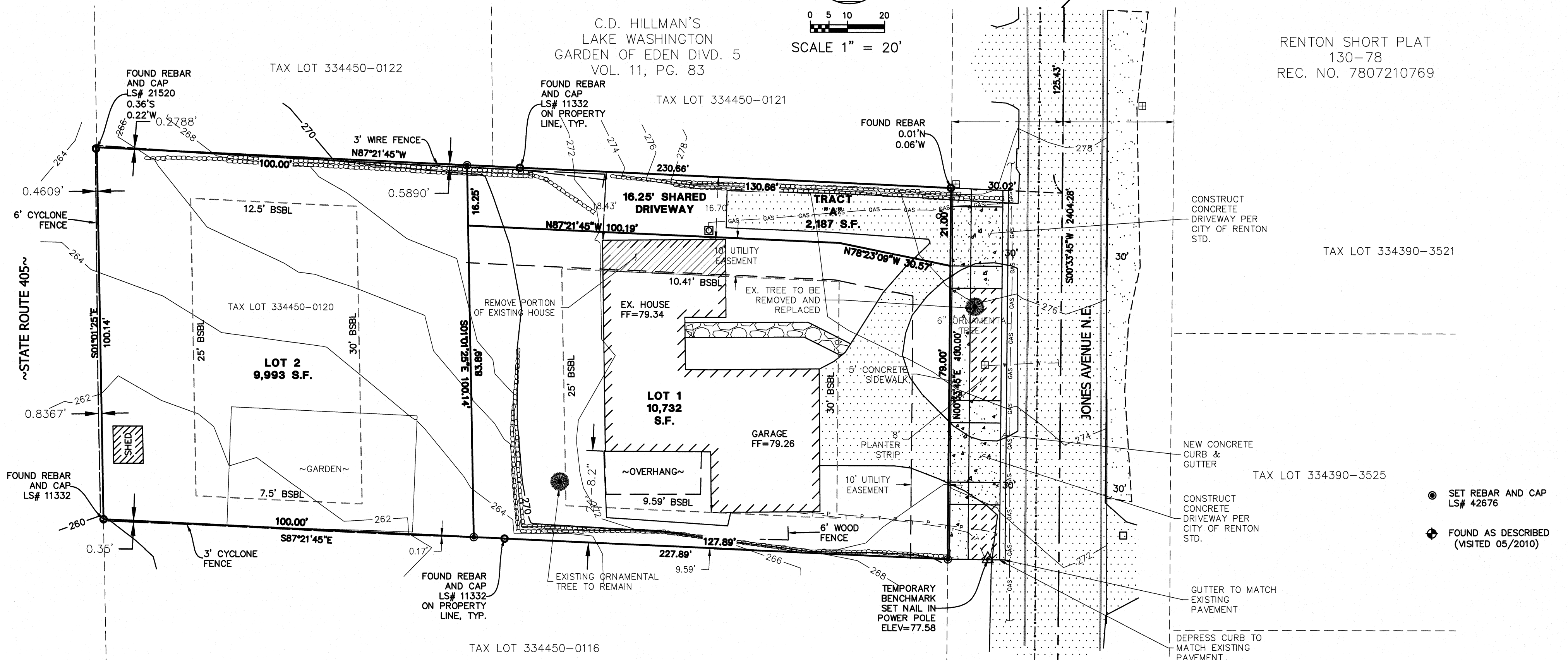
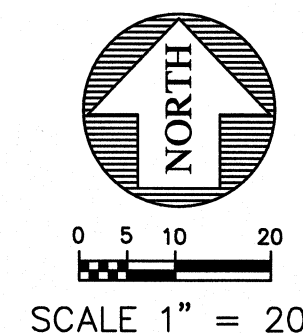
BASIS OF BEARING

NAD 83/91 PER CITY OF RENTON CONTROL NOS. 266 AND 1839

CITY OF RENTON CONTROL POINT 266
FOUND 6" ROUND CONCRETE MONUMENT WITH NAIL IN CASE AT THE
INTERSECTION OF N.E. 28TH STREET AND JONES AVENUE N.E.
NORTHING: 191429.84 FEET
EASTING: 1303590.01 FEET

CITY OF RENTON CONTROL POINT 1839
FOUND 1/8" COPPER PIN ON CONCRETE POST MONUMENT IN A MONUMENT
CASE, DOWN 0.4 FEET, LOCATED AT THE INTERSECTION OF NE 20TH
STREET AND JONES AVENUE NE.
NORTHING: 188677.74 FEET
EASTING: 1303565.23 FEET

LEGEND
X WATER VALVE
D FIRE HYDRANT
O UTILITY POLE
S SEWER MANHOLE
X GAS VALVE



REFERENCES

PLAT OF C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN DIVISION NO. 5
VOL. 11, PG. 83

SURVEY OF THE SOUTH 100' OF TRACT 325, LYING EAST OF STATE HIGHWAY
NO. 2-A, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN DIVISION NO. 5,
DATED FEBRUARY 12, 1958 BY KENNETH OYLER

CITY OF RENTON SHORT PLAT LUA-95-079 SHPL/V, REC. NO. 9602159004

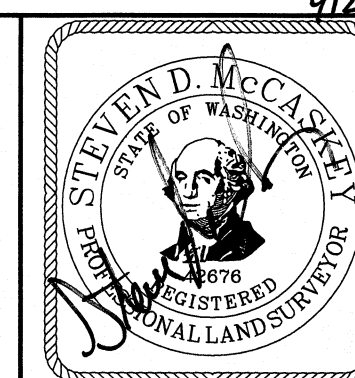
SHORT PLAT, REC. NO. 20070628900015

FOUND MON IN CASE
(VISITED 06/2016)

N.E. 16TH STREET

LND

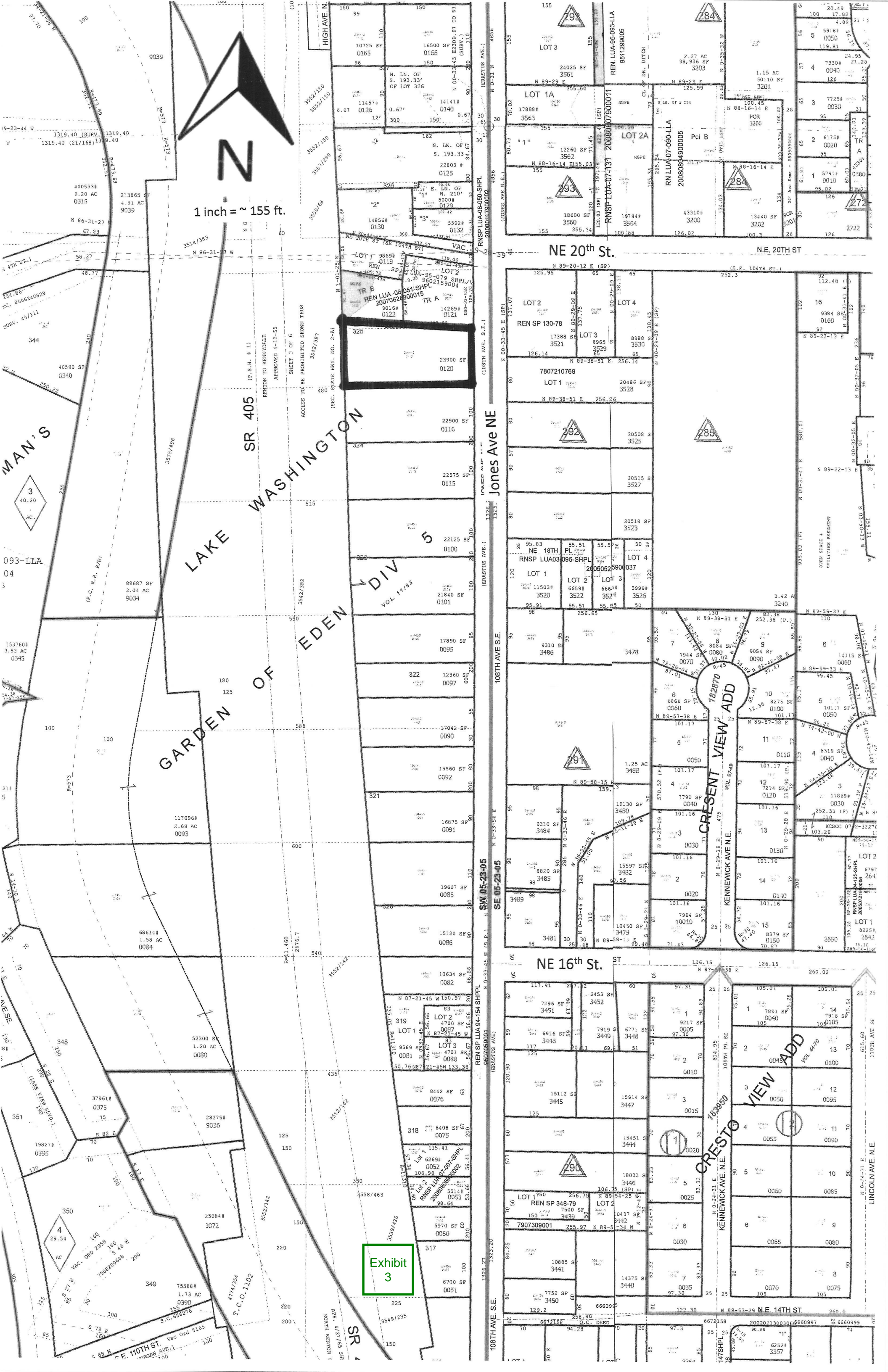
PRELIMINARY
DYLAN
SHORT PLAT



Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

DWN. BY JEF	DATE 09/14/16	JOB NO. 16576
CHKD. BY SDM	SCALE 1"=20'	SHEET 2 OF 2



1 inch = ~ 155 ft.

Exhibit
3

LEGAL DESCRIPTION

THE SOUTH 100 FEET, AS MEASURED ALONG THE EAST LINE OF THAT PORTION OF TRACT 325, C. D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN DIVISION NO. 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 83, KING COUNTY, WASHINGTON, LYING EAST OF STATE HIGHWAY 2-A.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN LOT LINE ADJUSTMENT RECORDED FEBRUARY 15, 1996 UNDER RECORDING NUMBER 9602159004;

AND, SUBJECT TO RELINQUISHMENT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON RECORDED JANUARY 27, 1956 UNDER RECORDING NUMBER 4658625.

DATUM

NAVD 88

BENCHMARK

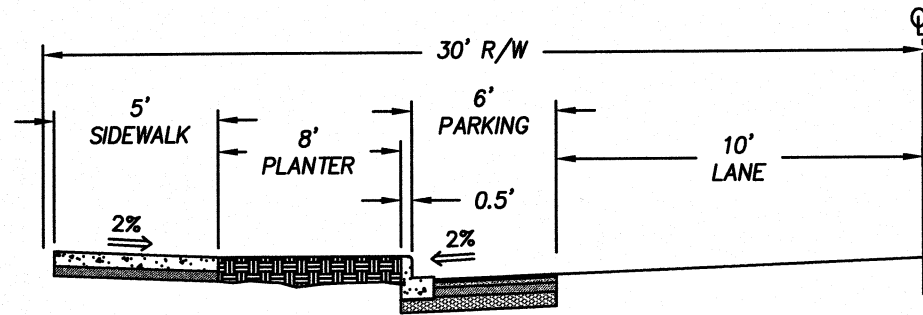
CITY OF RENTON SURVEY CONTROL 1839
FOUND 1/8" COPPER PIN ON CONCRETE POST MONUMENT DOWN 0.4' IN MONUMENT CASE AT THE CONSTRUCTED INTERSECTION OF N.E. 20TH STREET AND JONES AVENUE N.E.
ELEVATION = 85.090 METERS = 279.166'

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

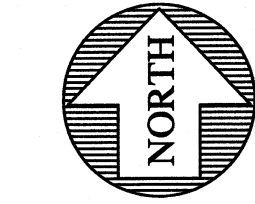
DYLAN SHORT PLAT
NE 1/4 OF SW 1/4 OF SECTION 05, T. 23 N., R. 05 E., W.M.
CITY OF RENTON, STATE OF WASHINGTON



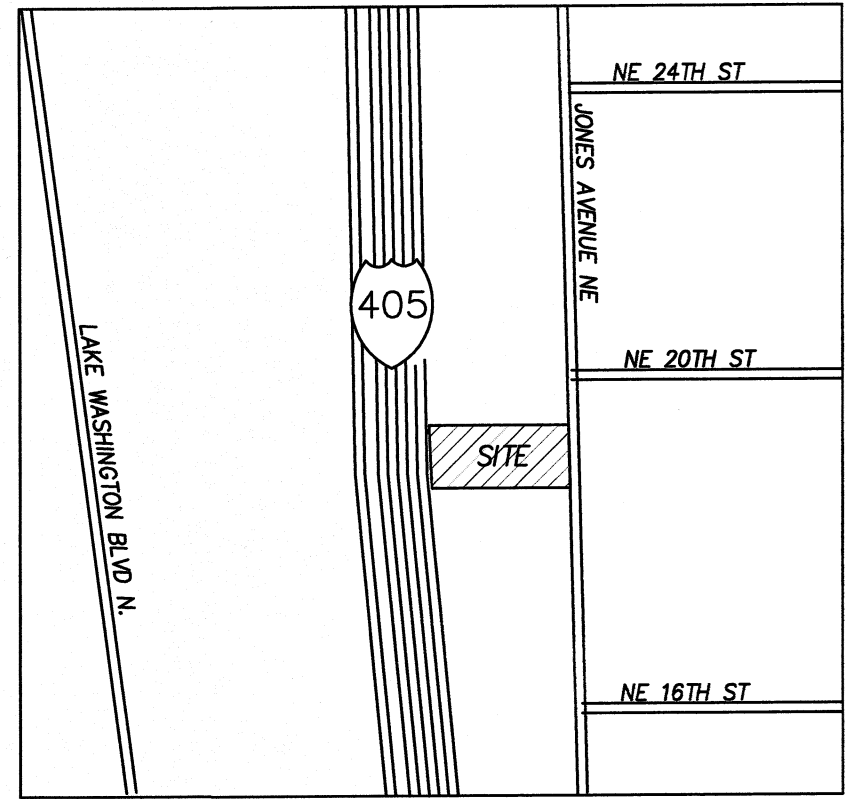
TYPICAL SECTION JONES AVE. N.E.
N.T.S.

CITY OF RENTON
SURVEY CONTROL 266
1/8" COPPER PIN ON 5"
DIAMETER CONC. MON IN
CASE LOCATED AT THE
INTERSECTION OF N.E.
28TH ST. AND JONES
AVENUE N.E.

CITY OF RENTON CONTROL 334
BRASS NAIL IN CONC MON LOCATED
AT THE INTERSECTION OF JONES
AVENUE N.E. AND N.E. 24TH STREET



SCALE 1" = 20'



VICINITY MAP
N.T.S.

PROJECT INFORMATION:

OWNER: NEAULT HOMES
P.O. BOX 2230
ISSAQUAH, WA 98027

SURVEYOR: STEVE McCASKEY, PLS
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WASHINGTON 98027
(425) 392-0250

ENGINEER: JAE M. KIM, PE
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WASHINGTON 98027
(425) 392-0250

TAX PARCEL: 334450-0120

SITE ADDRESS: 1909 JONES AVE. NE

SITE AREA: 22,912 S.F. = 0.53 ACRES

ZONING: RESIDENTIAL (R4)

TOTAL PROPOSED LOTS 2

PARCELS NET AREA 20,725 SQ. FT.
0.48 ACRES

PROPOSED NET DENSITY 4.2 DU/ACRE
MAX. ALLOWABLE DENSITY 4.0 DU/ACRE

PROPOSED PUBLIC STREET
DEDICATION 0.0 SQ. FT.

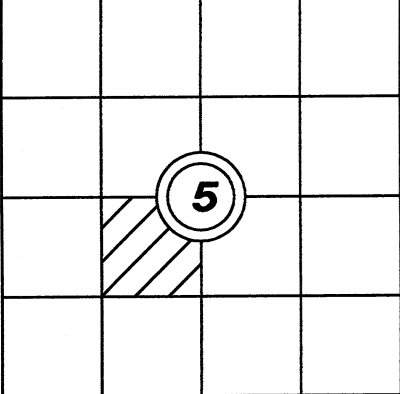
PROPOSED LOT AREAS (GROSS)
LOT 1 10,732 SQ. FT.
LOT 2 9,993 SQ. FT.

TRACT "A" SHARED DRIVEWAY 2,187 SQ. FT.

SHEET INDEX:

TITLE	SHEET
PRELIMINARY SITE PLAN	C1.0
BOUNDARY / TOPOGRAPHIC SURVEY	C2.0
PRELIMINARY GRADING / UTILITY / DRAINAGE PLAN	C3.0
PRELIMINARY LANDSCAPE PLAN	L1.0

INDEX LOCATION
SEC. 5, T.23N., R.5E., W.M.



RECOMMENDED
FOR APPROVAL

BY _____
BY _____
BY _____

CHECKED FOR COMPLIANCE
TO CITY STANDARDS

DATE _____
DATE _____
DATE _____



Know what's below.
Call before you dig.

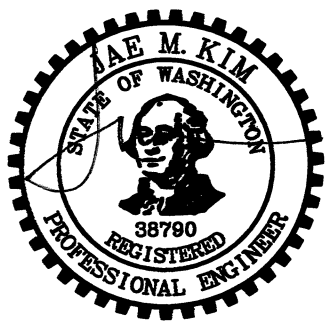
FIRE SPRINKLER NOTE:

FUTURE SINGLE FAMILY HOME ON LOT 2 WILL BE REQUIRE TO
INSTALL FIRE SPRINKLER SYSTEM.

TAX LOT 334450-0116

Exhibit
4

REVISIONS	DESCRIPTION	BY	DATE



9.12.16

DYLAN SHORT PLAT
KEN NEAULT

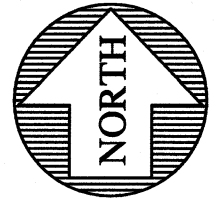
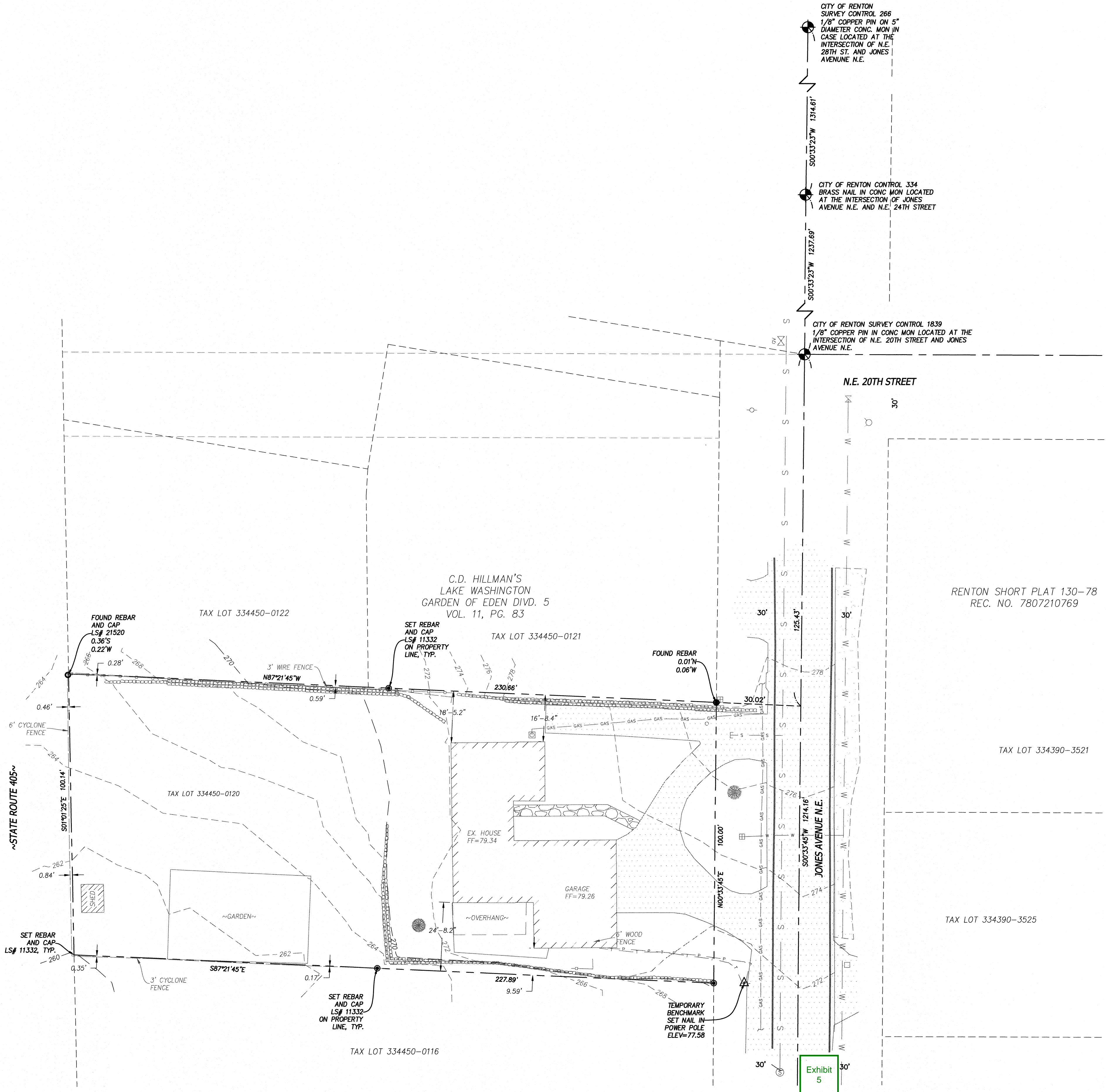
PRELIMINARY SITE PLAN



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
407 Swiftwater Blvd. • Clk Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO. 16576
DATE 09/12/16
SCALE 1"=20'
DESIGNED JMK
DRAWN LFM
CHECKED JMK
APPROVED JMK
SHEET C1.0

DYLAN SHORT PLAT
NE 1/4 OF SW 1/4 OF SECTION 05, T. 23 N., R. 05 E., W.M.
CITY OF RENTON, STATE OF WASHINGTON



SCALE 1" = 20'

LEGAL DESCRIPTION

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AND, SUBJECT TO RELINQUISHMENT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON RECORDED JANUARY 27, 1956 UNDER RECORDING NUMBER 4658625.

DATUM

NAVD 88

BENCHMARK

CITY OF RENTON SURVEY CONTROL 1839
FOUND 1/8" COPPER PIN ON CONCRETE POST MONUMENT DOWN 0.4'
IN MONUMENT CASE AT THE CONSTRUCTED INTERSECTION OF N.E. 20TH STREET AND JONES AVENUE N.E.
ELEVATION = 85.090 METERS = 279.166'

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS. MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

LEGEND

WATER VALVE

FIRE HYDRANT

UTILITY POLE

SEWER MANHOLE

GAS VALVE

APPLE TREE

TREE (UNSPECIFIED)

RECOMMENDED FOR APPROVAL

BY _____
BY _____
BY _____

CHECKED FOR COMPLIANCE TO CITY STANDARDS

DATE _____
DATE _____
DATE _____



DYLAN SHORT PLAT
KEN NEAULT

BOUNDARY / TOPOGRAPHIC SURVEY

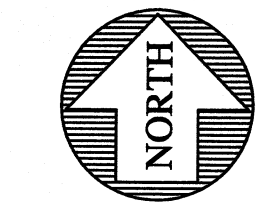
Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-1055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO. 16576
DATE 09/12/16
SCALE 1"=20'
DESIGNED JMK
DRAWN LFM
CHECKED JMK
APPROVED JMK
SHEET C2.0

DYLAN SHORT PLAT

NE 1/4 OF SW 1/4 OF SECTION 05, T. 23 N., R. 05 E., W.M.
CITY OF RENTON, STATE OF WASHINGTON



SCALE 1" = 20'

LEGAL DESCRIPTION

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NAVD 88

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INSTRUMENTATION

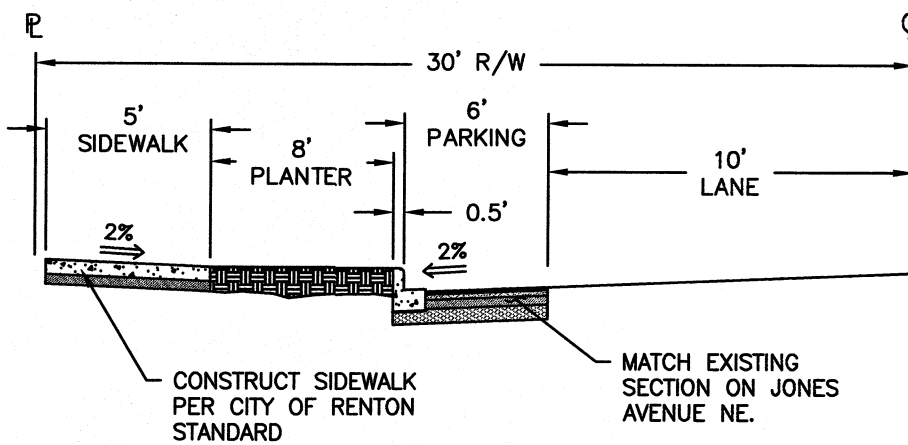
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LEGEND

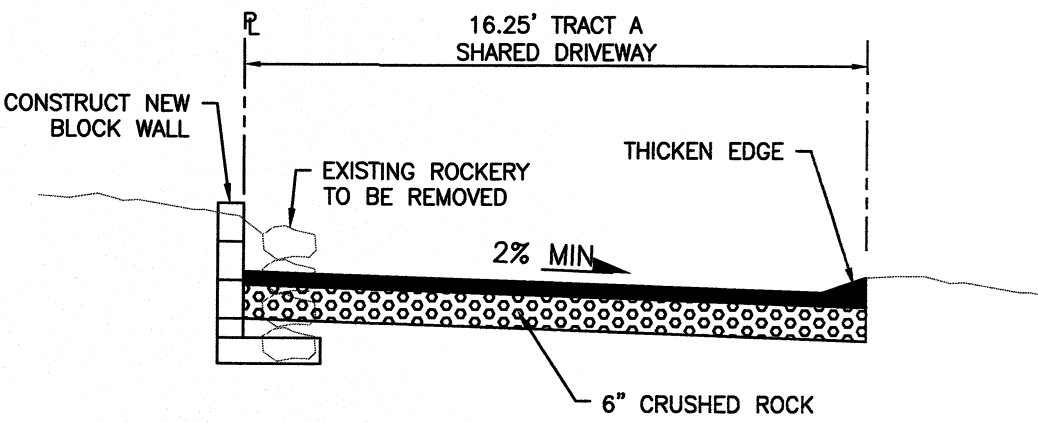
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- SEWER MANHOLE
- GAS VALVE

- ROCKERY WALL
- CATCH BASIN
- WATER METER
- STORM DRAIN PIPE
- SANITARY SEWER
- WATER MAIN



TYPICAL SECTION JONES AVE. N.E.

N.T.S.



NOTE:
EXCAVATE TO REMOVE ANY UNSUITABLE SOIL.

SHARED DRIVEWAY ACCESS SECTION

N.T.S.

RECOMMENDED
FOR APPROVAL

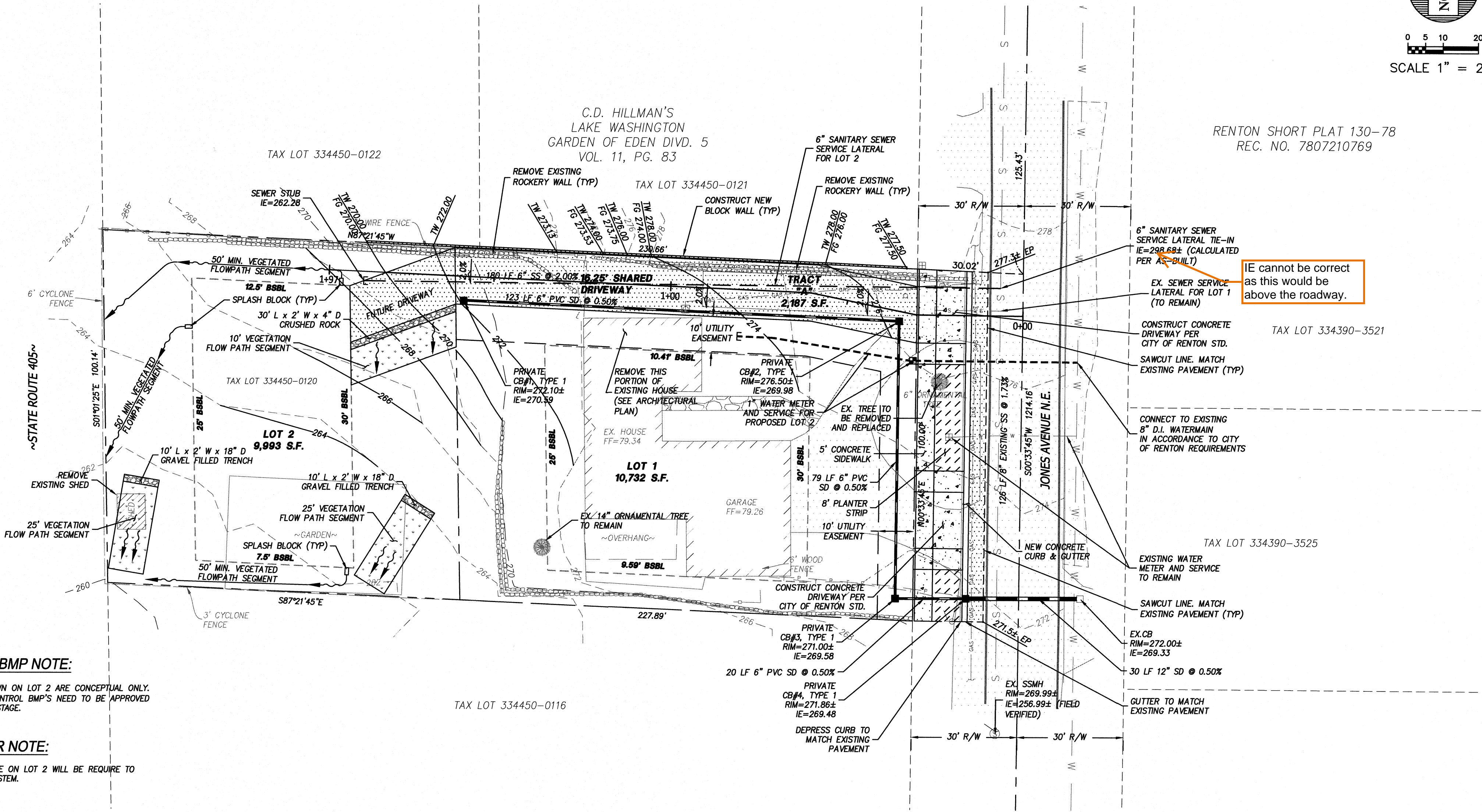
BY _____
BY _____
BY _____

CHECKED FOR COMPLIANCE
TO CITY STANDARDS

DATE _____
DATE _____
DATE _____



Know what's below.
Call before you dig.

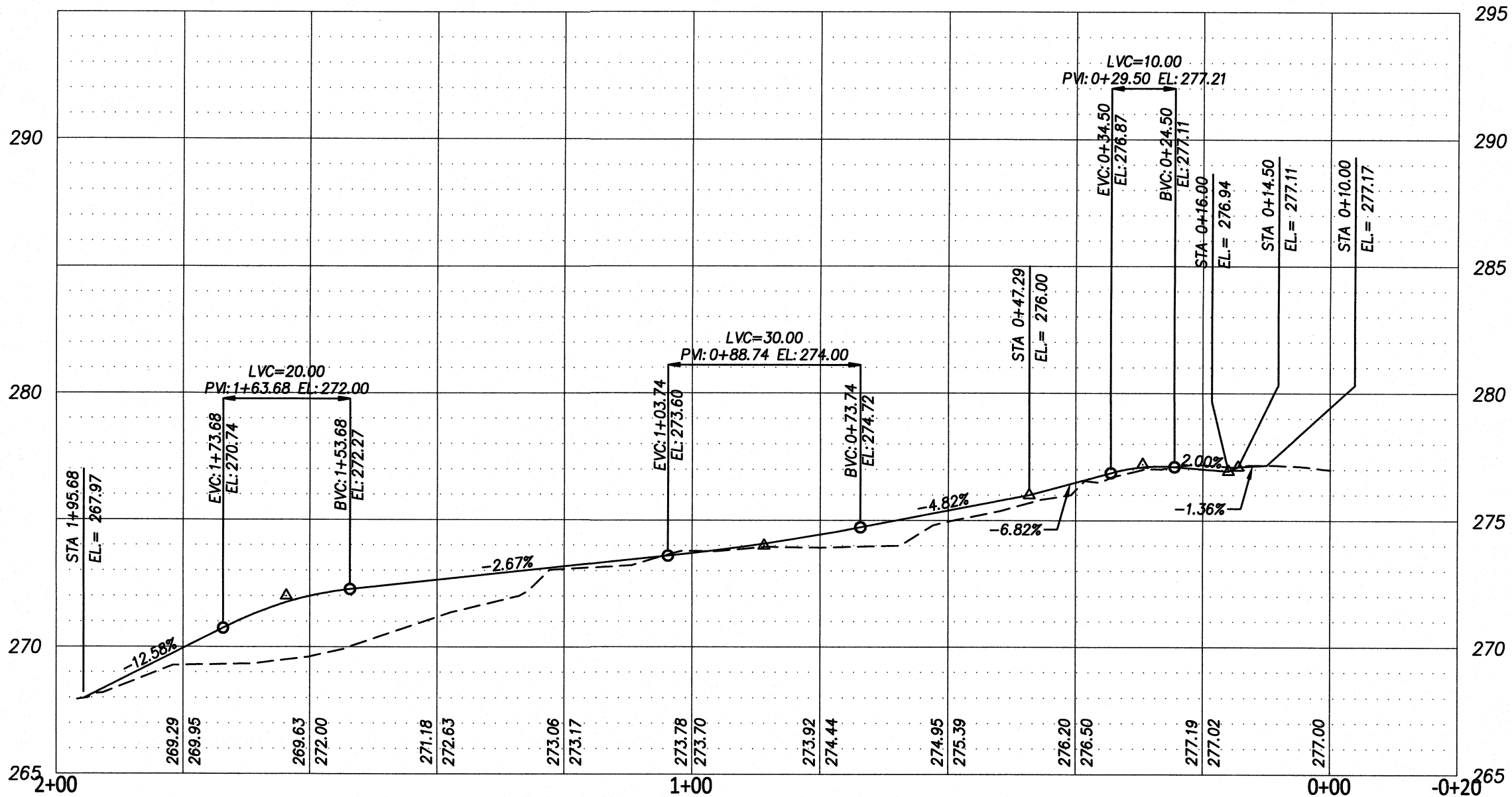


FLOW CONTROL BMP NOTE:

FLOW CONTROL BMP'S SHOWN ON LOT 2 ARE CONCEPTUAL ONLY. FINAL DESIGNS OF FLOW CONTROL BMP'S NEED TO BE APPROVED ON CONSTRUCTION PERMIT STAGE.

FIRE SPRLINKLER NOTE:

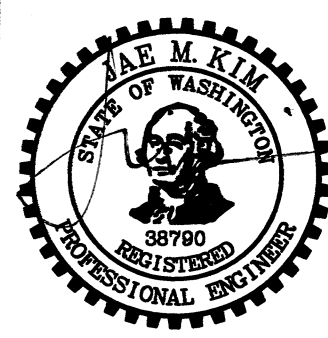
FUTURE SINGLE FAMILY HOME ON LOT 2 WILL BE REQUIRE TO INSTALL FIRE SPRLINKLER SYSTEM.



SHARED DRIVEWAY ACCESS PROFILE

SCALE: 1" = 5' VERTICAL
1" = 20' HORIZONTAL

Exhibit
6



DYLAN SHORT PLAT
KEN NEAULT
PRELIMINARY
GRADING / UTILITY / DRAINAGE PLAN



JOB NO.	16576
DATE	09/12/16
SCALE	1"=20'
DESIGNED	JMK
DRAWN	LFM
CHECKED	JMK
APPROVED	JMK
SHEET	C3.0

NE 1/4 OF SW 1/4 OF SECTION 05, T. 23 N., R. 05 E., W.M.
CITY OF RENTON, STATE OF WASHINGTON

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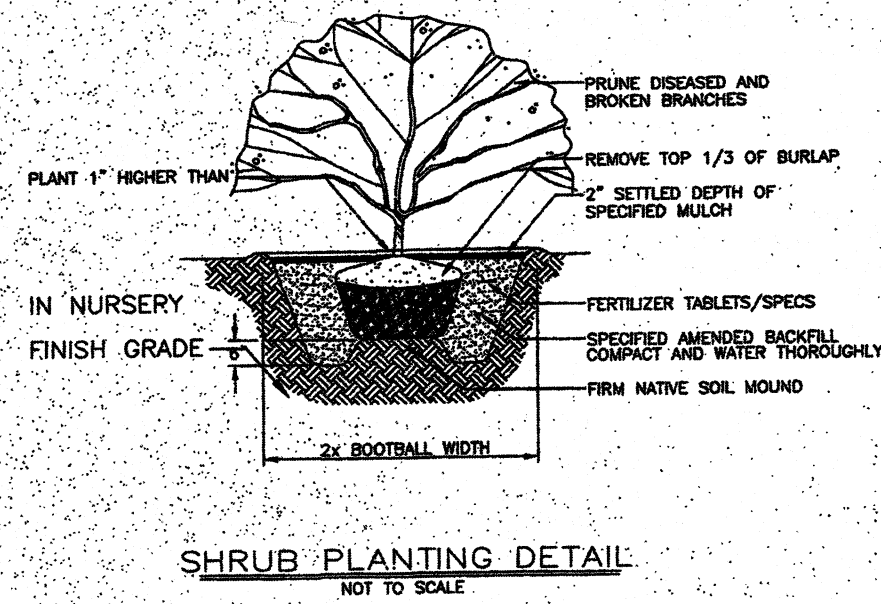
AND, SUBJECT TO RELINQUISHMENT OF ACCESS TO STATE HIGHWAY
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NAVD 88

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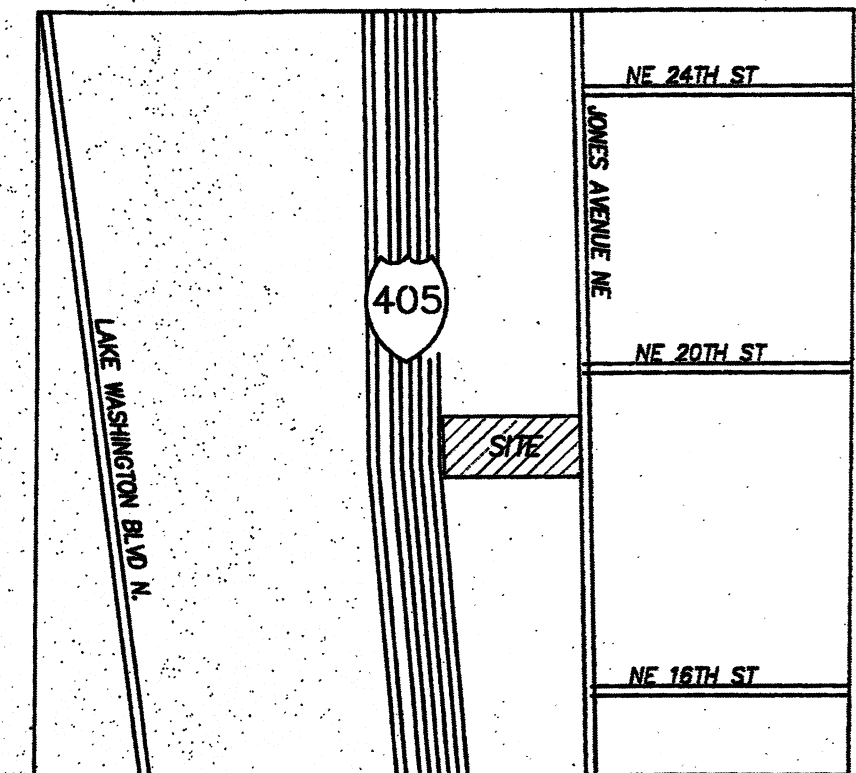
INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDNACE WITH WAC 332-130-090.



0 5 10 20

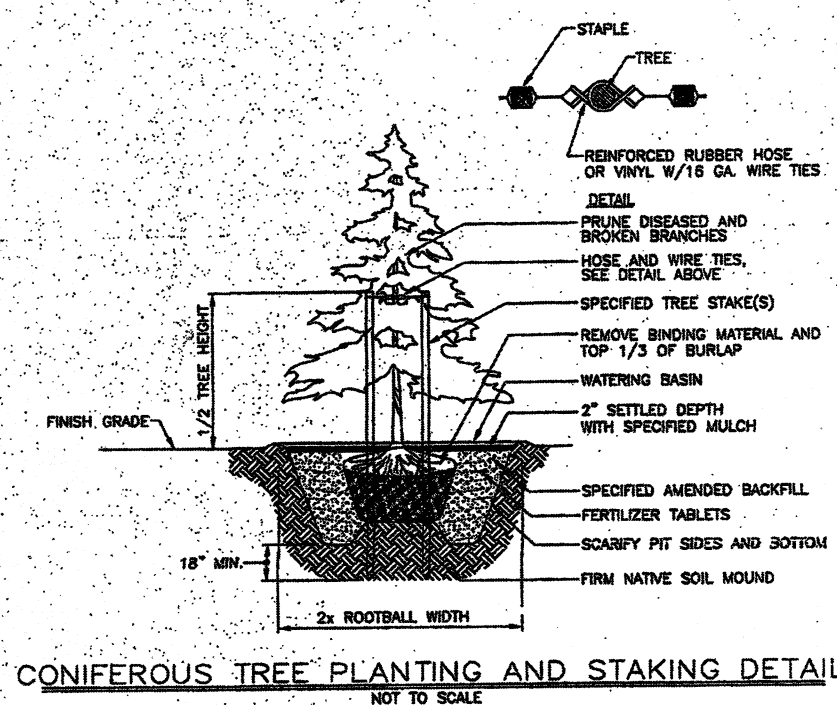
SCALE 1" = 20'



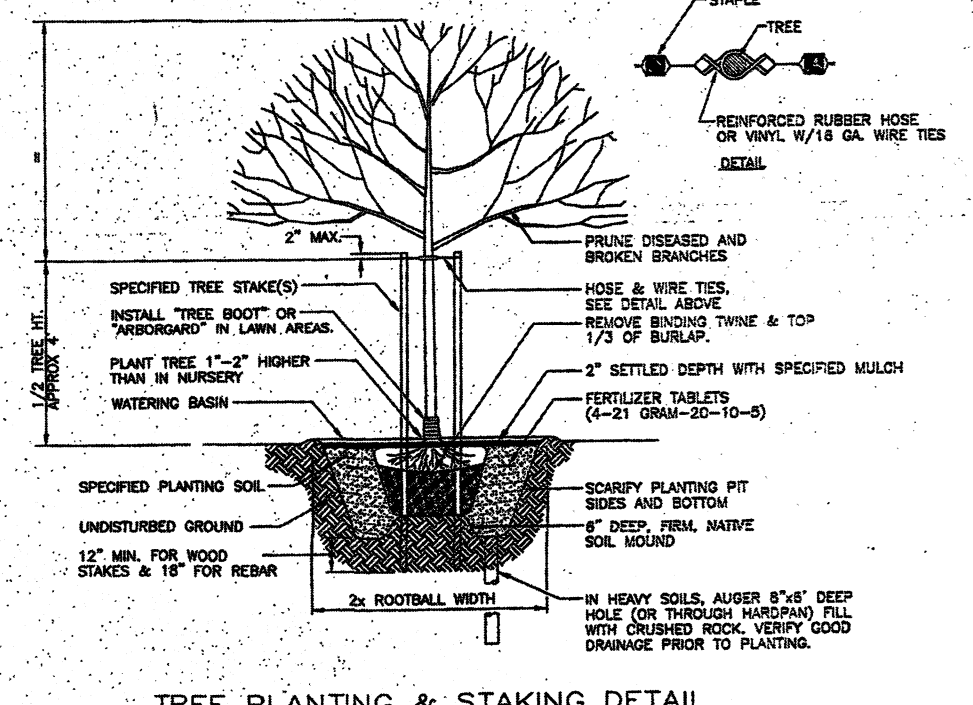
VICINITY MAP
N.T.S.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.

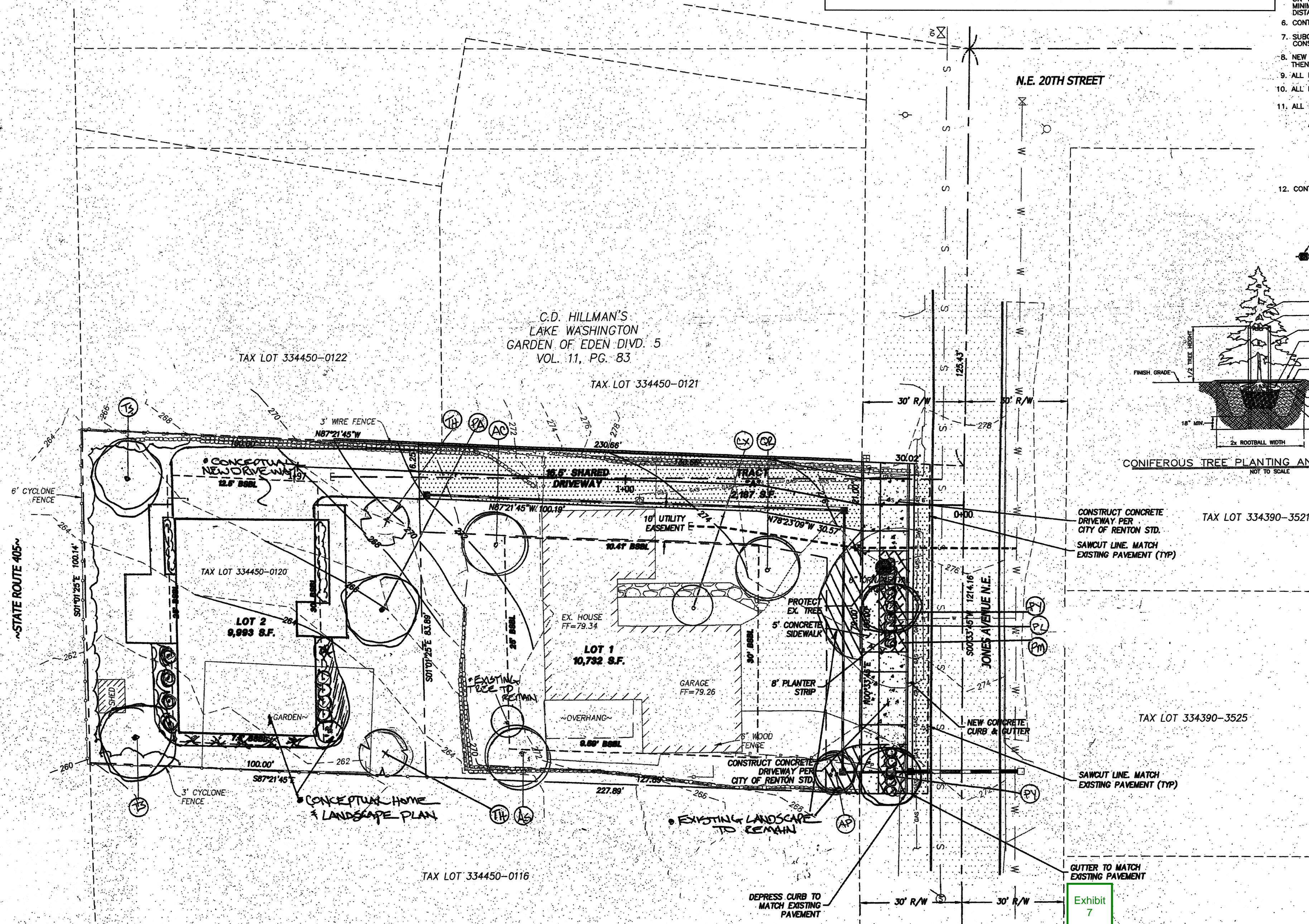
1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY SUCH UTILITIES. (LOCATION SERVICE PHONE: 1-800-424-9595)
3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS FOLLOWS:
 5. GROUND COVERS SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLAN OR IN THE PLANT SCHEDULE, WHERE GROUND COVER ABUTS CURBING, SIDEWALKS, SIGNS OR POLES. MINIMUM PLANTING DISTANCES SHALL BE 12" FROM CENTER OF PLANT TO CURB, SIDEWALK, ETC. MINIMUM PLANTING DISTANCE SHALL BE 6" FROM CENTER OF PLANT TO SIGN OR POLE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON PLAN
7. SUBGRADE IS TO BE WITHIN 1/10TH OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" IN DIAMETER.
8. NEW BED AREAS, AS SHOWN ON THE PLANS, SHALL RECEIVE A MINIMUM OF 4" DEPTH "CEDARGROVE" COMPOST THEN ROTOTILLED TO A DEPTH OF 8". THEN AN ADDITIONAL 4" MINIMUM OF 3-WAY TOPSOIL IN ALL NEW BED AREAS & 2" IN LAWN AREAS.
9. ALL BEDS TO RECEIVE A MINIMUM OF 3" FERT-MULCH.
10. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER
11. ALL PLANT MATERIAL SHALL CONFORM TO ANSI 260.1 AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
 - A. GENERAL: ALL PLANT MATERIALS FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF ORIGIN AND SHALL HAVE A NORMAL HART OF GROWTH. THEY SHALL BE FULL, WELL-BRANCHED, WELL-PROPORTIONED, AND HAVE A VIGOROUS, WELL-DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATE CONDITIONS SIMILAR TO THOSE WHICH WILL OCCUR IN THE LOCALITY OF THE PROJECT.
 - B. TREES, SHRUBS, AND GROUNDCOVERS: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL-FOLIATED WHEN IN LEAF. FREE OF DISEASE, INSEST, AND DEFECTS. ALL PLANTS AND ALL WEEDS, NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
12. CONTRACTOR TO PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.



CONIFEROUS TREE PLANTING AND STAKING DETAIL
NOT TO SCALE



TREE PLANTING & STAKING DETAIL
NOT TO SCALE



**STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT**

CHARLES E. BURGET
CERTIFICATE NO. 193



**Know what's below.
Call before you dig.**

CHECKED FOR COMPLIANCE
TO CITY STANDARDS

DATE _____
DATE _____
DATE _____

[illegible]

DYLAN SHORT PLAT
KEN NEAULT

PRELIMINARY LANDSCAPE PLAN

JOB NO.	
DATE	07/28/16
SCALE	1"=20'
DESIGNED	
DRAWN	
CHECKED	
APPROVED	
SHEET	L1.0

Ages Engineering, LLC

A Geotechnical and Environmental Services LLC

P.O. Box 935
Puyallup, WA. 98371
Main (253) 845-7000
www.agesengineering.com

July 6, 2016
Project No. A-1278

Ken Neault
1909 Jones Avenue NE
Renton, WA. 98056

**Entire Document
Available Upon Request**

Subject: Preliminary Geotechnical Report
Dylan Short Plat
1909 Jones Avenue NE
Renton, Washington
Parcel Number: 3344500120

Dear Mr. Neault,

As requested, we have conducted a preliminary geotechnical study for the subject project. The attached report presents our findings and recommendations for the geotechnical aspects of project design and construction.

Our field exploration indicates the site is generally underlain by silty sand with gravel consistent with glacial till. The till became dense and unweathered at a depth of 4.0 feet below surface grades. We did not encounter groundwater seepage in any of the test holes excavated on site.

In our opinion, the soil and groundwater conditions at the site are suitable for the planned development. The new structures can be supported on conventional spread footing foundations bearing on the existing organic-free native soils observed at a depth of 1.5 feet below surface grades, or on structural fill placed above these native soils. Floor slabs and pavements can be similarly supported. Due to the low permeability and relative density of the soils underlying the site, the development storm water should discharge off of the site.

Detailed recommendations addressing these issues and other geotechnical design considerations are presented in the attached report. We trust the information presented is sufficient for your current needs. If you have any questions or require additional information, please call.

Exhibit
8



**Entire Document
Available Upon Request**

PRELIMINARY TECHNICAL INFORMATION REPORT

For

**Dylan Short Plat
1909 Jones Avenue NE
Renton, WA 98056**

September 2, 2016



Encompass Engineering Job No. 16576

Prepared

For

**Neault Homes
P.O. Box 2230
Issaquah, WA 98027**

**Exhibit
9**

Dylan Short Plat

Construction Mitigation Description

The proposed construction start date will be approximately in the Spring/Summer of 2017 and completion will be in about two months.

Hours of operation will be 7:00 AM to 4:00 PM Monday through Friday.

The proposed haul route is South on Jones Avenue NE then East on NE 16th St, then south on Aberdeen Ave NE, west on NE Park Drive to Interstate-405

Water trucks, street sweepers and any other requirements deemed necessary would be implemented for any impacts that may occur.

There will be no anticipated weekend, late night or any other specialty hours proposed for construction or hauling at this time.

Flag persons will be employed and signs will be installed for traffic control when necessary.

**Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE
POLICY/CODE
INTERPRETATION #:** CI-91

**Entire Document
Available Upon Request**

**MUNICIPAL
CODE SECTIONS:** 4-11-010 Definitions A; 4-11-190 Definitions S; 4-2-110.A Development Standards for Residential Zoning Designations (Primary and Attached Accessory Structures); RMC 4-2-110.B, Development Standards for Residential Zoning Development (Detached Accessory Structures); and 4-2-110.D Conditions Associated with Development Standards Table for Residential Zoning Designations.

SUBJECT: Modifications of Residential Building Height Standards

BACKGROUND: Ord. 5790 instituted new standards for residential building height, specifically, limiting the number of stories, limiting the maximum height of topmost wall plates, and establishing standards for vertical projections from the topmost wall plates.

Ord. 5790 utilized the existing definition of "story" to implement the new restriction of the number of allowed stories. That definition qualifies the topmost story as "that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above." The definition would qualify any floor commonly regarded as an attic to be a story. The intent of limiting the number of stories was to ensure that if a lot has a grade difference the building may be designed so that the first floor is partially subterranean, which partially obscures building mass, and thereby qualified as a basement.

The R-14 Zone was determined to be a suitable "transitional zone" between the greater maximum wall plate height (32') and number of stories (3) allowed in the RMF Zone, and the R-6, R-8, and R-10 zones where maximum wall plate height is limited to 24' and the number of stories is limited to two. The R-14 Zone was afforded only 24' of maximum wall plate height, but allowing three stories was intended to not require a partially subterranean basement where a grade difference is present.



September 2, 2016

Application for Reduced Firelane Width for a new Short Plat

1. Firelane Narrative: This is an application for reducing the width of the Firelane for a short plat to the property located at 1909 Jones Avenue N.E. The new short plat will consist of 2 individual lots and shared driveway Tract A, with property totaling 22,912 s.f., and will be called the Dylan Short Plat. The property currently consists of 1 parcel owned by Kenneth Neault. Parcel 334450-0120 is approximately 100' wide by about 230' deep has several existing structures, including a single family residence. This property is located in the R-4 Zone.

The property will be subdivided in to 2 individual building lots within the western and eastern portions of the property. The eastern Lot #1 will abut the public right-of-way of Jones Avenue N.E., and will have an area of 10,732 s.f., and the western Lot #2 will be 9,993 s.f. There will also be a minimum 16'3" wide dedicated shared driveway Tract A of 2,187 s.f., located along the northern edge of the property, adjacent to Lot #1, beginning at Jones Avenue N.E. and continuing towards the west for 130 ft. This shared driveway Tract A will be for ingress and egress to Lot #2, will also contain the utilities for Lot #2, and will allow the Fire Department access to the newly created Lot #2. The owner requests a variance for a reduced width to the Fire Department apparatus access roadway, which typically requires a 20' width, to a fully paved width of 16'. Approval of this variance will be with the condition that the future residence served by the Firelane/Tract A would have an approved residential fire sprinkler system installed.

Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027
Ph: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division

407 Swiftwater Blvd., Cle Elum, WA 98922
Ph: (509) 674-7433 Fax: (509) 674-7419

www.EncompassES.net

Bonnie Babcock

From: Corey W Thomas
Sent: Tuesday, September 13, 2016 2:15 PM
To: 'Bonnie Babcock'
Cc: Jae Kim
Subject: RE: Dylan Short Plat

Bonnie,

We accept and approve your proposed variance. A fully paved 16-foot wide roadway and the future home to be equipped with an approved fire sprinkler system. Thank you for the formal request and this approval will be filed with the Pre-application meeting notes for when you come in with the entire short plat submittal. Make sure your final design and mylars show this variance condition on the front page of the plat to speed the final approval.

Corey Thomas, *Plans Review Inspector*

Renton Regional Fire Authority | Community Risk Reduction
1055 S Grady Way Renton, WA 98057
425-430-7024 | 425-430-7044 Fax
cthomas@rentonrfa.org (New Email)

Professionalism . Integrity . Leadership . Accountability . Respect

From: Bonnie Babcock [mailto:BBabcock@encompasses.net]
Sent: Tuesday, September 13, 2016 09:25
To: Corey W Thomas
Cc: Jae Kim
Subject: RE: Dylan Short Plat

Hi Corey,

Attached is a copy of the Request to Reduce the width of the Fire Lane/Driveway Access for the Dylan Short Plat located at 1909 Jones Ave NE.

Let me know if you need anything else.

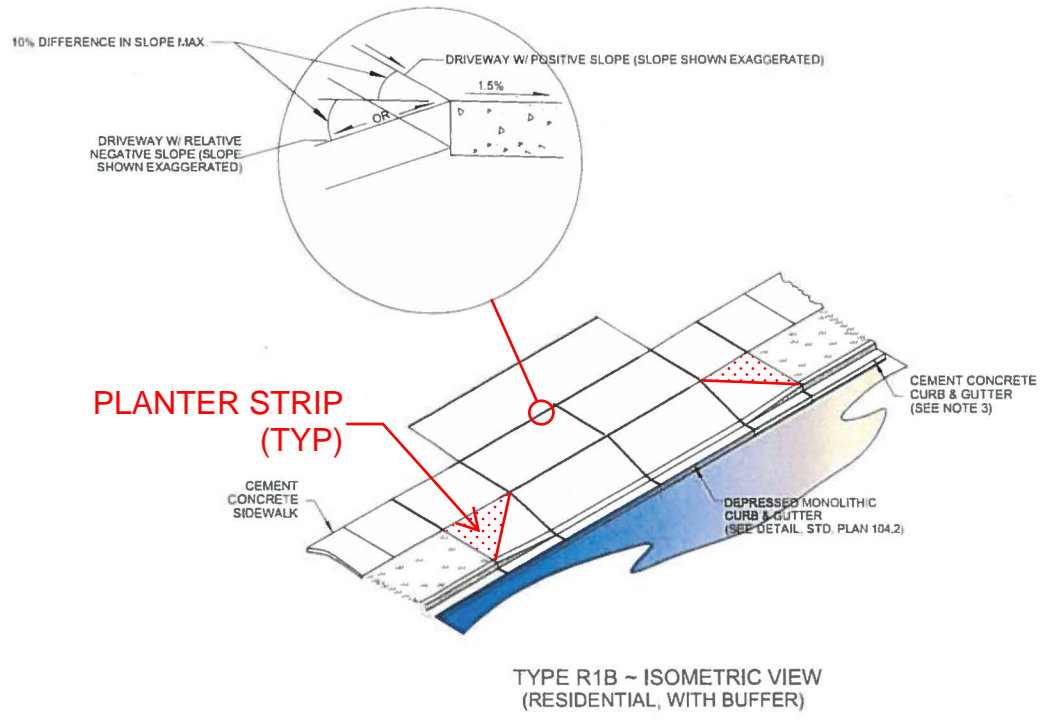
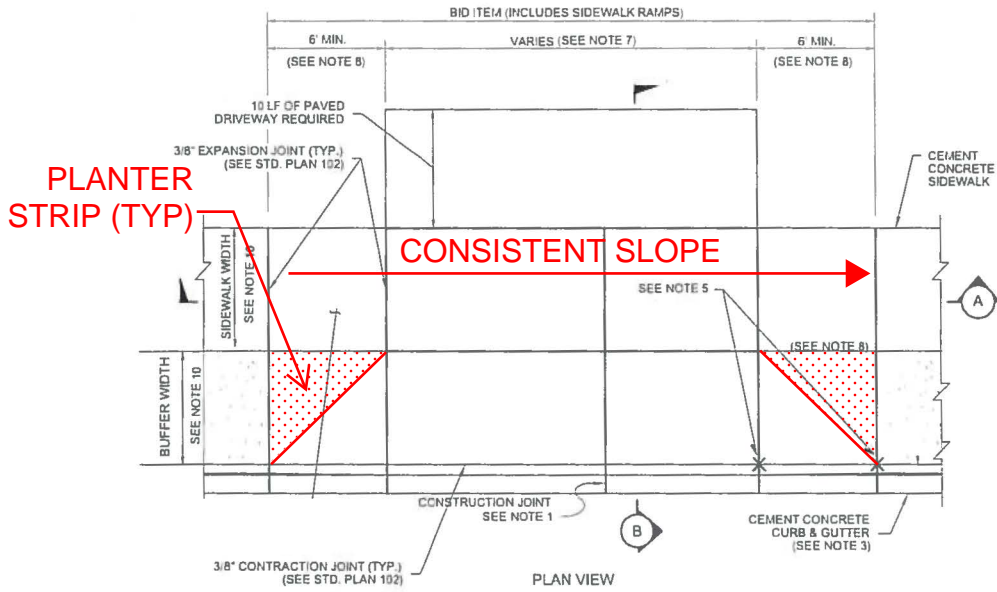
Thanks,

Bonnie Babcock
Project Coordinator



TOGETHER WITH BAIMA & HOLMBERG
Cle Elum | Issaquah * | Email | Website

Cle Elum | 407 Swiftwater Blvd. | Cle Elum, WA 98922 | Phone: (509) 674-7433 | Fax: (509) 674-7419



TYPE R1B ~ ISOMETRIC VIEW
(RESIDENTIAL, WITH BUFFER)

For NOTES STD. PLAN 104.2



PUBLIC WORKS
DEPARTMENT

**CEMENT CONCRETE DRIVEWAY
ENTRANCE - TYPE R1B**

STD. PLAN - 104.3

APPROVED:
Gregg Zimmerman 11/21/14
DATE

ADVISORY NOTES TO APPLICANT
LUA16-000754



Application Date: September 26, 2016
Name: Dylan Short Plat

Site Address: 1909 Jones Ave NE
Renton, WA 98056-2661

PLAN - Planning Review - Land Use

Version 1 | November 01, 2016

Community Services Review Comments

Contact: Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 1. Parks Impact fee per Ordinance 5670 applies.
2. Include an eight foot wide planting strip and sidewalk along Jones Avenue NE. Plant one street tree should be a tree that has a small mature height due to overhead electrical wires street tree should be a Starlight dogwood, specimen grade, with a minimum of 2 inch caliper.

Fire Review - Building Comments

Contact: Corey Thomas | 425-430-7024 | cthomas@rentonrfa.org

Recommendations: Environmental Impact Comments:
1. The fire impact fees are currently applicable at the rate of \$495.10 per single family unit. Fee is paid at time of building permit issuance. Credit granted for one existing retained home.
Code Related Comments:
1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrant located at the corner of NE 20th St and Jones Ave NE can be counted toward the requirements for one primary hydrant.
2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. Access as proposed does not meet these requirements. Applicant has been approved for a variance to allow 16 feet wide roadway (as proposed) with the condition that an approved residential fire sprinkler system be installed in the future residence.

Building Review - Planning Comments

Contact: Craig Burnell | 425-430-7290 | cburnell@rentonwa.gov

Recommendations: follow the recommendations of the geotechnical report

Planning Review Comments

Contact: Clark Close | 425-430-7289 | cclose@rentonwa.gov

Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. New single family construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
5. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING - Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.
6. This permit is shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and/or your U.S. Fish and Wildlife Service permit.

Engineering Review Comments

Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

Recommendations: I have reviewed the application for the Dylan Short Plat at 1909 Jones Ave NE (APN('s) 3344500120) and have the following comments:
EXISTING CONDITIONS
The site is approximately 0.48 acres in size and is square in shape. The eastern end of the site is currently occupied with an existing single family residence.
Water Water service is provided by the City of Renton. The site is in the Highlands service area in the 435 hydraulic pressure zone. There is an existing 8 inch City water main located in Jones Ave NE (see Water plan no. W 0094) that can deliver a maximum total flow capacity of 1,800 gallons per minute (gpm). The approximate static water pressure is 69 psi at the elevation of 274 feet. The site is located within Zone

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2 of an Aquifer Protection Area.

Sewer Wastewater service is provided by the City of Renton. There is an existing 8 inch concrete gravity wastewater main located in Jones Ave NE (see City plan no. S 0144).

Storm Runoff from the existing site includes one single family residence where no stormwater infrastructure currently exists on site. Runoff from the eastern portion of the site generally flows south and southeast onto the neighboring property to the south and into Jones Avenue NE where a stormwater conveyance system begins with a Type 1 Catch Basin located on the opposite side of the road from the development. Runoff from the western portion of the site sheet flows to the southwest corner of the property where it eventually falls off the steep embankment and into the I 405 drainage system.

Streets The proposed development fronts Jones Ave NE to the east, which classified as a Residential Street with an existing right of way (ROW) width of 60 as measured using the King County Assessor's Map. There are no existing frontage improvements along the street frontage of Jones Ave NE. The project is bordered by I 405 to the west. Future widening of I 405 may impact the buildable portion of the proposed Lot.

CODE REQUIREMENTS

WATER

1. The project proposes one 1 inch water service line and meter to lot 2 while maintaining the existing $\frac{3}{4}$ inch meter to Lot 1.
 - a. The new water meter for Lot 2 shall be placed within the public right of way. Preference is to place the water meter within the planter strip.
2. The development is subject to applicable water system development charges and meter installation fees based on the size of the water meters.
 - a. Water system development charges for each proposed 1 inch domestic water service is \$3,245.00 per meter. This is payable at construction permit issuance.
 - b. Water service installation charges for each proposed 1 inch water service is \$2,850.00 per meter. This is payable at construction permit issuance.
 - c. Drop in meter fee is \$460.00 per meter. This is payable at issuance of the building permit.

SEWER

1. The project proposes one new 6 inch side sewer with 1 inch meter connection to lot 2 while maintaining the existing side sewer and meter to Lot 1.
 - a. The calculated invert elevation for the existing sanitary sewer main at the connection point to the lot appears to be above the grade of the roadway. Applicant shall verify the invert elevation of the sanitary sewer main and provide details on how sewer service will be provided to Lot 2 as it does not appear that gravity sewer service can be achieved based on the site topography.
 - b. A grinder pump may be permitted if a gravity connection is not possible. The installation a new 6 inch stub from the main to just outside of the ROW and enough of the 1 to 1.5 inch force main to get out of the paved shared driveway is required as part of the construction permit. The actual grinder pump and remaining force main are covered as part of the side sewer permit issued with the building permit.
2. The development is subject to applicable wastewater system development charges based on the size of the new domestic water to serve the project.
 - a. SDC fee for a 1 inch meter is \$2,242.00 per meter. This is payable at construction permit issuance.

SURFACE WATER

1. A geotechnical report, dated July 6, 2016, completed by Ages Engineering, LLC for the site has been provided. The submitted report describes the project site as a Low Erosion Hazard area. However, the report identifies protected slopes to the west of the proposed Lot 2 property line, between the property line and I 405. These slopes are classified as a Severe Erosion and High Landslide Hazard areas. The soils on the slope to the west of the site will have a sever potential for erosion. Therefore, surface water must be controlled on the site and erosion control measures will need to be in place prior to starting grading activities on the site and maintained throughout the construction phase.
2. A Preliminary Drainage Plan and Technical Information Report (TIR), dated September 2, 2016, was submitted by Encompass Engineering and Surveying with the Land Use Application. Based on the City of Renton's flow control map, the site falls within the Peak Rate Flow Control Standard area matching Existing Site Conditions and is within the Lake Washington Drainage Basin. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the 2010 City of Renton Amendments to the KCSWDM. All core requirements and the six special requirements have been discussed in the Technical Information Report.
3. The proposed project is exempt from providing flow control and water quality facilities in accordance with the following exemptions as outlined in the 2009 KCSWDM and the 2010 City Amendments to the Manual:
 - a. Flow Control Exemption (Section 1.2.3) The development creates less than a 0.1 cubic feet per second (cfs) increase in the 100 year peak rate flows as modeled using the KCRTS stormwater modeling.
 - b. Water Quality Exemption (Section 1.2.8) – The development creates less than 5,000 square feet of new or replaced pollution generating impervious surfaces (PGIS).
4. The development is required to provide flow control Best Management Practices (BMPs) to help mitigate the new runoff created by this development. The submitted drainage plans identifies the use of basic dispersion as the proposed flow control BMPs for Lot 2. The final drainage plan and drainage report submitted with the utility construction permit shall account for the recommendations outlined in the geotechnical report submitted with regards to stormwater discharge on the site.

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Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

- a. The proposed preliminary drainage plans conflict with the recommendations noted in the geotechnical report with regards to point discharges over the slope to the west of the property and keeping surface water on site. As a condition of approval, applicant will be required to comply with the recommendations of the geotechnical report.
5. All work proposed outside of the applicant's property will require a permanent drainage easement and a temporary construction easement prior to issuance of any permits.
- a. The retaining wall shown on the site plan at the north property line appears to be on the neighboring property.
- b. The applicant will need to provide drainage plans for the wall drain with the construction permit application.
- c. The lower soil grade (i.e., ground at the bottom of a retaining wall's exposed surface) and the upper soil grade (i.e., ground at the top a retaining wall) abutting a retaining wall shall be level for a horizontal distance (measured perpendicularly to the wall) equaling one foot (1') for every one foot (1') in height of the retaining wall.
- d. A minimum 2 foot separation shall be provided between the retaining wall and the shared driveway. Per AASHTO 2011 Roadside Design Guide, the lateral offset from a curb is 1.5 ft. Since there is no curb present, a minimum of 2 ft separation should be provided.
6. A Construction Stormwater General Permit from Department of Ecology will be required if grading and clearing of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.
7. A surface water development fee per new single family residence will apply. The project proposes the addition of 1 new residence (1 new single family home, 1 existing home to be retained). The estimated total fee is \$1,485.00. This is subject to final design and payable prior to issuance of the utility construction permit.
8. Effective January 2, 2017, the City of Renton will be adopting a new stormwater manual which will be based on the 2016 King County Surface Water Design Manual. All project vested after January 2, 2017 will be subject to these new stormwater requirements. Please refer to RMC 4 1 045 for information regarding project vesting.

TRANSPORTATION

1. The proposed developments proposes half street frontage improvements along the property frontage to meet the City's complete street standards for residential access streets. Required half street frontage improvements shall include 26 feet of paved roadway width (13 feet from centerline), installation of 0.5 foot curb and gutter, 8 foot planter strip and 5 foot sidewalk. No right of way dedication is required.
2. Access to each of the lots may be granted via the proposed shared driveway provided the shared driveway meets requirements for emergency services access and must provide a turnaround in compliance with City code 4 6 060I.
- a. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. Access as proposed does not meet these requirements. Applicant has been approved for a variance to allow 16 feet wide roadway (as proposed) with the condition that an approved residential fire sprinkler system be installed in the future residence.
- b. The requirement for a hammerhead turnaround may be waived provided that Lot 1 will have and approved fire sprinkler system installed.
- c. The shared driveway is required to have a minimum 16 foot wide paved roadway.
- d. Joint use driveways must be created upon the common property line of the properties served or through the granting of a permanent access easement when said driveway does not exist upon a common property line.
- e. The project proposes the installation of fire sprinklers on Lot 1 in lieu of the required hammerhead turnaround and 20 foot wide paved emergency access. Renton Fire Authority has granted approval of a variance to allow the proposed 16.25 foot wide paved access on the condition that Lot 1 will have installed an approved fire sprinkler system.
3. Refer to City code 4 4 080 regarding driveway regulations.
- a. Driveways shall be designed in accordance with City standard plans 104.1 and 104.2.
- b. Maximum driveway slope is 15%. Driveways which exceed 8% shall provide slotted drains.
- c. There shall be no more than one driveway for each 165 feet of street frontage. Applicant proposes to maintain the existing second driveway to provide through access for Lot 1 from the proposed shared access driveway. The proposed second driveway approach is acceptable due to the low volume of vehicular traffic along Jones Ave NE and to maintain the existing site access to the existing single family residence on Lot 1.
4. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay Requirements.
5. Payment of the transportation impact fee is applicable on the construction of the development at the time of application for the building permit. The project proposes the addition of 1 new residence (1 new single family home, 1 existing home to be retained). The estimated total fee is \$2,951.17. Traffic impact fees will be owed at the time of building permit issuance. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.

GENERAL COMMENTS

1. Adequate separation between utilities as well as other features shall be provided in accordance with code requirements.
- a. 7 ft minimum horizontal and 1 ft vertical separation between storm and other utilities is required with the exception of water lines which require 10 ft horizontal and 1.5 ft vertical.
- b. The stormwater line should be minimum 5 feet away from any other structure or wall or building.
- c. Trench of any utility should not be in the zone of influence of the retaining wall or of the building.
2. All construction utility permits for utility and street improvements will require separate plan submittals. All utility plans shall confirm to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.



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Engineering Review Comments		Contact: Ann Fowler 425-430-7382 afowler@rentonwa.gov
<p>3. A landscaping plan shall be included with the civil plan submittal. Each plan shall be on separate sheets.</p> <p>4. All utility lines (i.e. electrical, phone, and cable services, etc.) serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector.</p> <p>5. Fees quoted in this document reflect the fees applicable in the year 2016 only and will be assessed based on the fee that is current at the time of the permit application or issuance, as applicable to the permit type. Please visit www.rentonwa.gov for the current development fee schedule.</p> <p>CONDITIONS OF APPROVAL</p> <p>1. The applicant will be required to provide an updated geotechnical report approving the discharge of stormwater over the steep slopes to the west of the property. OR The applicant will be required to provide alternative flow control BMPs which do not point discharge over the steep slopes to the west of the property.</p>		